

***NASSINGTON WAY,
SLEAFORD, NG34 6AG***



£187,500

A spacious 3 bedroom Semi-Detached House being just under 3 years old with a 7 year NHBC guarantee, located on the fringe of this new development near Quarrington, offering well-presented accommodation throughout, Ample Off-Road Parking, and Fully Enclosed Rear Garden. The property benefits from Gas Central Heating and Double Glazing and has accommodation comprising Entrance Hall, Kitchen Diner, downstairs WC, Lounge, Three good sized bedrooms with Ensuite to Master Bedroom and Family Bathroom. Outside a Tandem Drive provides Off Road Parking for a number of vehicles whilst the Rear Garden is fully enclosed. The property would make an ideal first time buy or investment opportunity and viewing is recommended.

Composite entrance door provides access to the Entrance Hall having smoke alarm and radiator.

Kitchen Diner: 3.51m (11'6") x 3.66m (12'0")

Having a range of matching wall and base units with worktop over, 1 ½ bowl stainless steel drainer sink, integrated electric oven, four ring Gas hob with matching unit cooker hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer, smoke alarm, under stairs store cupboard, and radiator.



Kitchen Diner

Downstairs W.C.:

Having close coupled w.c., pedestal hand wash basin with mixer tap, tiled splashbacks, and radiator.

Lounge: 4.44m (14'7") x 3.56m (11'8")

A spacious, comfortable lounge having radiator and benefitting from French doors opening out to the rear garden.



Lounge

Stairs from the entrance hall provide access to the **First Floor Landing** having loft access, smoke alarm, and radiator.

Bedroom 1: 3.58m (11'9") x 3.38m (11'1")

A generous double having radiator with tv point and storage cupboard.



Bedroom 1

Ensuite: 1.45m (4'9") x 2.46m (8'1")

Having close coupled w.c., pedestal hand washbasin with mixer tap, separate shower cubicle with mains fed shower, tiled splashbacks, extractor fan, and radiator.



Ensuite

Bedroom 2: 2.57m (8'5") x 3.17m (10'5")

Having radiator.

Bedroom 3: 1.78m (5'10") x 2.21m (7'3")

Having radiator.

Bathroom: 2.57m (8'5") x 1.65m (5'5")

Having close coupled w.c., pedestal hand washbasin with mixer tap, panelled bath with mixer tap, tiled splashbacks, extractor fan, and radiator.

Outside:

A tarmac drive provides off road parking for approximately three vehicles. The front gardens are laid to lawn with decorative hedging and a patio path leading to front entrance door. A timber gate provides access to the rear gardens which are laid to lawn with patio area, gravelled borders, two young trees, all enclosed by timber fencing and a cold-water tap is fitted.

Agents Note:

The property is offered on a Freehold basis. There is a management fee of £100.00 p.a.

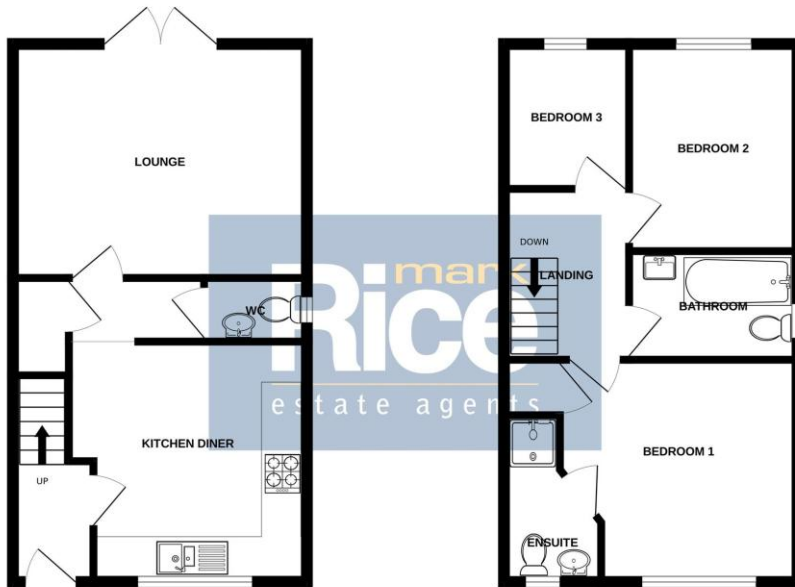
Council Tax Band: B



Bedroom 2

GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



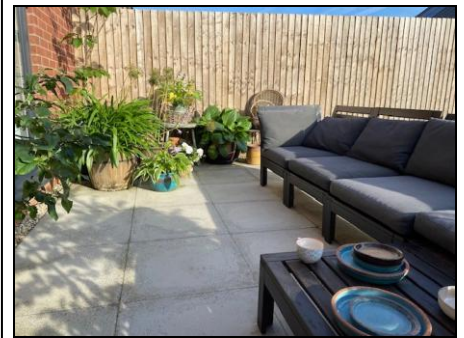
TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bathroom



Rear Garden



Further Aspect

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions,

references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

*Fixtures &
Fittings:*

Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

*Money
Laundering
Regulations
2003:*

We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 19/6/26

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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