

***ALEXANDRA ROAD,
SLEAFORD, NG34 7QW***



£165,000

A spacious and well presented Three Bedroom Terraced House located only a few minutes' walk from the town centre having Two Reception Rooms, Larger Than Average Rear Garden and offered to the market with No Forward Chain. The property benefits from Gas Central Heating and Full Double Glazing to the accommodation which comprises Lobby, Lounge, Dining Room, Kitchen, Rear Lobby and Ground Floor Bathroom, whilst to the first floor there are Three Good Sized Bedrooms. The rear garden is South facing and provides a quiet retreat. Early viewing of this property is recommended to appreciate not only its condition but also its convenient setting.

Directions:

From our office turn right into Westgate and follow the road as it bears to the left into King Edward Street. Alexandra Road is the second turning on the right and the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed composite entrance door provides access to the Lobby having further door to the:

Lounge: 3.94m (12'11") x 3.63m (11'11")

Having multi-fuel stove, laminate floor, radiator and coved ceiling.

Inner Hall:

Living Room: 3.99m (13'1") x 3.61m (11'10")

Having multi-fuel stove, understairs storage cupboard, laminate floor and radiator. An arch provides access to the:

Kitchen: 3.63m (11'11") x 2.13m (7'0")

Having a range of matching wall and base units with worktop over, single drainer composite sink with mixer tap, electric cooker with matching unit cooker hood over, space and plumbing for washing machine, space and plumbing for dishwasher, wall mounted gas central heating boiler, tall radiator, tiled splashbacks, coved ceiling, smoke alarm and door to the:

Rear Lobby:

Having door to garden.

Bathroom:

Having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with mixer tap and mains fed shower over with shower screen, tiled splashbacks, extractor fan, towel rail and radiator.

Stairs from the Inner Hall provide access to the first floor landing having loft access.

Bedroom 1: 3.96m (13'0") x 3.66m (12'0")

Having laminate floor, radiator and cast fireplace.

Bedroom 2: 3.89m (12'9") x 2.46m (8'1")

Having two built-in double wardrobes with overhead lockers, laminate floor and radiator.

Bedroom 3: 2.77m (9'1") x 2.49m (8'2")

Having laminate floor and radiator.

Outside:

*The **South Facing Rear Garden** is fully enclosed and has a decking area adjacent to the property with a timber shed, large lawn area, a walkway laid to slate with borders either side laid to chippings for ease of maintenance and approaching the further decking area which overlooks the river and paddock.*



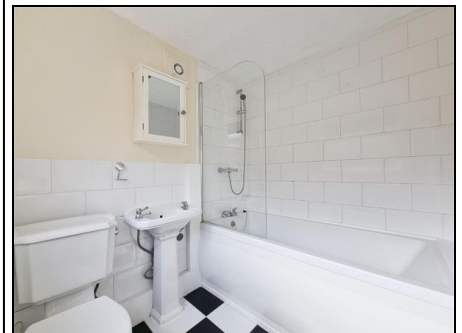
Lounge



Living Room



Kitchen



Bathroom



Bedroom 1

Council Tax Band A.



TOTAL FLOOR AREA: 837 sq.ft. (77.7 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 no 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Bedroom 2



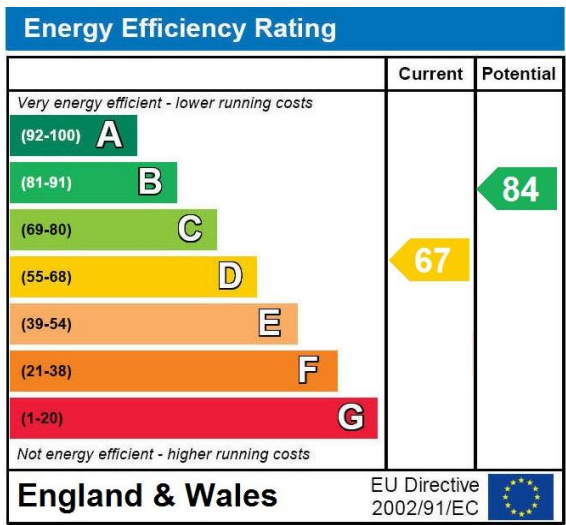
Bedroom 3



Rear Garden



Further Aspect



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 22/07.2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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