

***ASHFIELD ROAD,
SLEAFORD, NG34 7DZ***



£175,000

Located in this popular cul-de-sac setting within easy walking distance of the town centre and offered to the market with No Forward Chain, a Two Bedroom Detached Bungalow with Gardens and Parking. The property benefits from Gas Central Heating and Double Glazing and has accommodation comprising Hall, Lounge, Two Bedrooms, Dining Kitchen, Bathroom, Separate W.C and Side Lobby. There is a low maintenance garden to the front and a Car Port to one side with further gardens to the side and rear. Early viewing is recommended to appreciate the location of this property.

Directions:

From our office proceed into the Market Place and continue into Eastgate. Turn left into the Old Road and take the second turning on the left into Ashfield Road. The property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Hall having loft access, airing cupboard with radiator and further radiator.

Lounge: 4.19m (13'9") x 3.58m (11'9")

Having double doors to hall, two radiators, two wall light points and fireplace surround.

Kitchen: 3.28m (10'9") x 2.90m (9'6")

Having wall and base units with worktop over, 1½ bowl single drainer inset sink with monobloc tap, wall mounted gas boiler, space for appliances and radiator.

Side Lobby:

Having radiator and door to front.

Bedroom 1: 3.66m (12'0") x 3.58m (11'9")

Having radiator.

Bedroom 2: 2.90m (9'6") x 2.34m (7'8")

Having radiator.

Bathroom:

Having bath with electric shower over, pedestal hand washbasin, radiator and tiled splashbacks.

Separate W.C:

Having low level w.c.

Outside:

*The front garden is gravelled for ease of maintenance, and a path provides access to the Side Lobby. A further path leads to the drive and **Car Port** area which is laid mostly to lawn. There is a further lawn area to the rear with a shed.*

Council Tax Band A.



Lounge



Kitchen



Bedroom 1

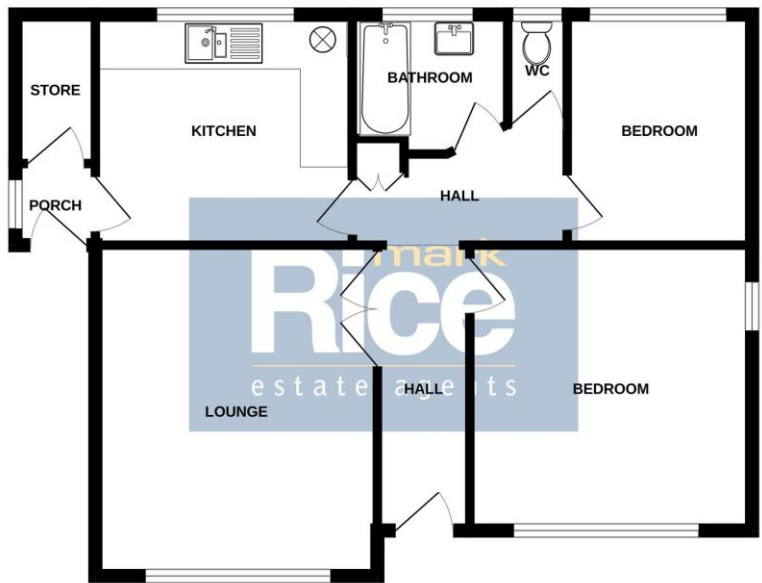


Bedroom 2



Bathroom

GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA - 641 sq.ft. (59.5 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix (12/2021)



Rear Garden



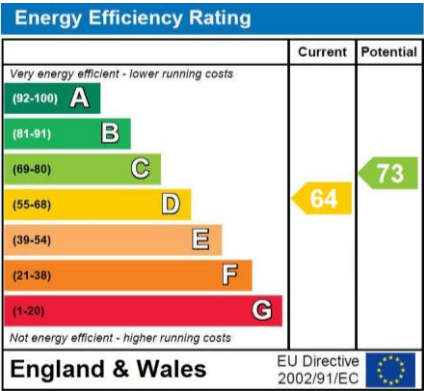
Further Aspect



Further Aspect



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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 24/02/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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