

***SOUTHFIELDS,
SLEAFORD, NG34 7LB***



£175,000

A Three Bedroom Semi Detached House located within this popular residential area within walking distance of the town centre and its amenities, providing a Garage, Off Road Parking and a Fully Enclosed Rear Garden.

The property is offered to the market with No Forward Chain and has recently had new carpets fitted throughout. Further benefits include Gas Central Heating (with a brand new boiler recently installed) and Double Glazing, and the full accommodation comprises Kitchen Diner, Lounge, Three Bedrooms and Family Bathroom, and the Rear Garden is particularly private.

Location:

From our office, head South and follow the one way system past the Market Pace turning right into Carre Street and bear right into Boston Road. Filter left and proceed past the Handley Monument and after the level crossing, turn right into Grantham Road. Filter immediately left and turn left into London Road. Take the first turning on the left into Southfields and follow the road as it bears to the right where the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the:

Kitchen Diner: 4.50m (14'9") x 3.05m (10'0") max

Having a range of matching wall and base units with worktop over, single drainer composite sink with mixer tap, integrated electric oven, inset four ring gas hob with matching unit cooker hood over, wall mounted gas central heating boiler, space and plumbing for washing machine, tiled splashbacks, understairs store cupboard and radiator.

Inner Hall:

Having radiator and smoke alarm.

Lounge: 4.50m (14'9") x 3.40m (11'2") max

Having sliding patio doors to the rear garden and radiator.

Stairs from the hall provide access to the first floor landing having loft access, smoke alarm and radiator.

Bedroom 1: 3.56m (11'8") x 3.38m (11'1") max

Having radiator.

Bedroom 2: 3.56m (11'8") x 2.54m (8'4")

Having airing cupboard and radiator.

Bedroom 3: 2.18m (7'2") x 2.01m (6'7")

Having radiator.

Bathroom: 2.01m (6'7") x 1.65m (5'5")

Being part tiled and having close coupled wc, pedestal hand washbasin with pillar taps, panelled bath with pillar taps and electric shower over, and radiator.

Outside:

A concrete drive provides **Off Road Parking** and approaches the **Single Attached Garage 5.18m (17'0") x 2.67m (8'9")** having manual up and over door, power, lighting and loft storage. The remainder of the front garden is laid to lawn, and a wrought iron gate provides access to the **Rear Garden** which is laid mostly to lawn with patio area and further gravelled area, all fully enclosed by mature hedging. There is a built-in barbecue.

Council Tax Band B.



Kitchen Diner



Lounge



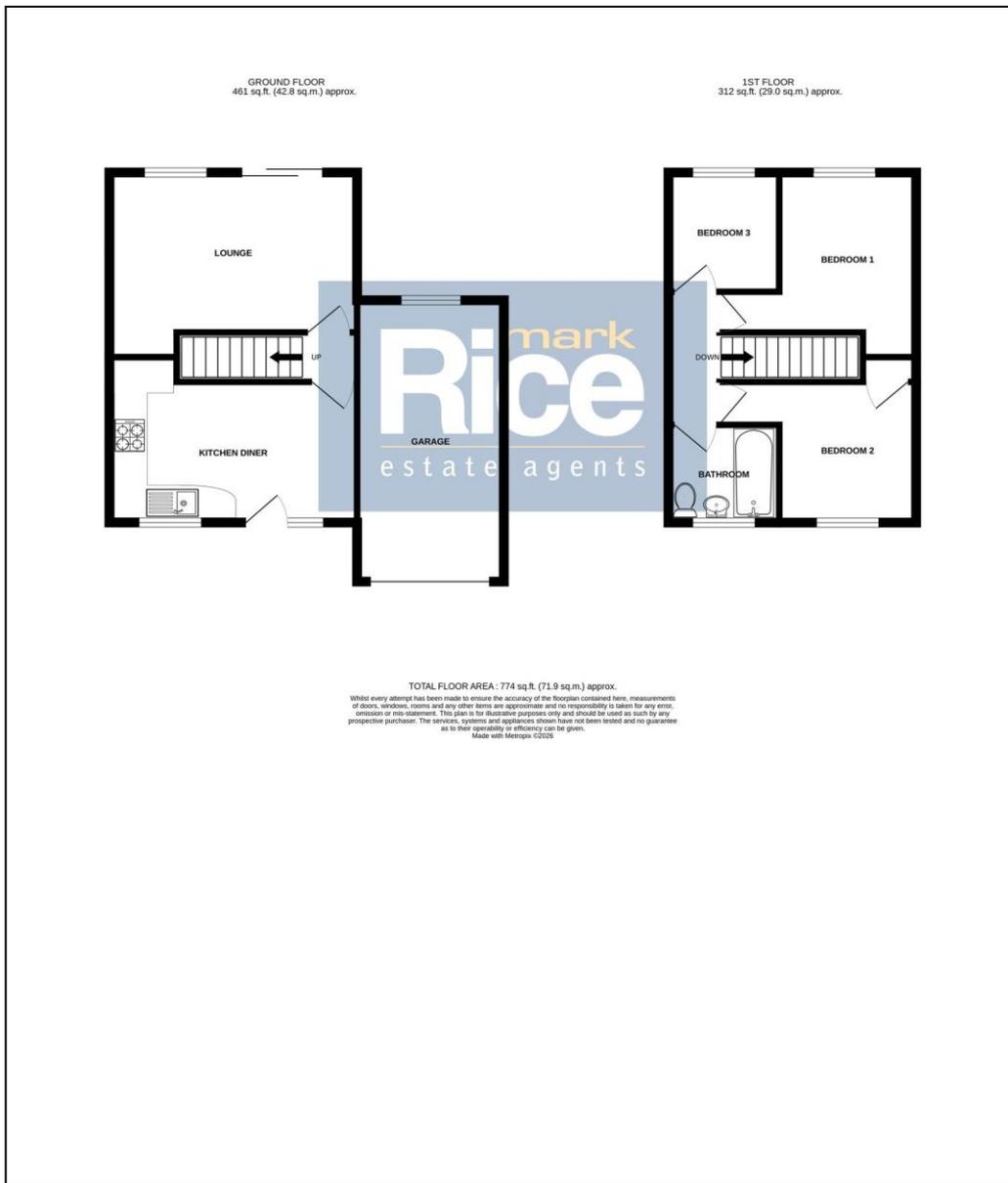
Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Rear Garden



Further Aspect

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	71	
(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 03/03/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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