

***NORTHWOOD DRIVE,
SLEAFORD, NG34 8AF***



£210,000

A spacious Two Double Bedroom Detached Bungalow with a larger than average West Facing Rear Garden located at the head of this cul-de-sac and offered to the market with No Forward Chain. The property would benefit from some cosmetic updating however benefits from Gas Central Heating (with a combination boiler) and Double Glazing, and the full accommodation comprises Entrance Hall, Lounge, Dining Kitchen, Two Bedrooms and Shower Room. Outside a good sized drive approaches the Single Garage and the rear garden is partially enclosed. The property is conveniently located within walking distance of the Lincoln Road amenities, and to fully appreciate the location and potential of this property, viewing is recommended.

Directions:

From our office head North and proceed past the Tesco traffic lights and over the Galley Hill Bridge into Lincoln Road. Take the second turning on the left into Northwood Drive and the property is located at the head of the cul-de-sac as indicated by our 'For Sale' board.

A covered storm porch leads to the double glazed entrance door providing access to the Entrance Hall having store cupboard, smoke alarm and radiator.

Lounge: 4.50m (14'9") x 3.48m (11'5")

Having coved ceiling and radiator.

Dining Kitchen: 4.29m (14'1") x 3.76m (12'4") max

Having base units with worktop over, single drainer inset sink with pillar taps, store cupboard housing the Ideal combination boiler, space and plumbing for washing machine, space for electric cooker, tiled splashbacks, smoke alarm, radiator and rear entrance door.

Bedroom 1: 4.09m (13'5") x 3.28m (10'9")

Having coved ceiling and radiator.

Bedroom 2: 3.66m (12'0") x 3.00m (9'10")

Having radiator.

Shower Room: 2.39m (7'10") x 1.63m (5'4")

Being fully tiled and having close coupled w.c, vanity hand washbasin with mixer tap, separate shower cubicle with mains fed shower, extractor fan and radiator.

Outside:

The tandem drive is laid to concrete and approaches the **Single Attached Garage 5.00m (16'5") x 2.44m (8'0")** having manual up and over door, power points and lighting. The remainder of the front garden is laid mostly to lawn with a decorative border on the other side of the drive. A path leads to the **Rear Garden** which is laid mostly to lawn with several mature trees and shrubs and a patio area, all partially enclosed by timber fencing, and a cold water tap is fitted.

Council Tax Band C.



Lounge



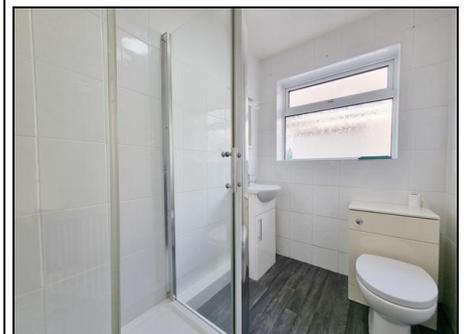
Dining Kitchen



Bedroom 1

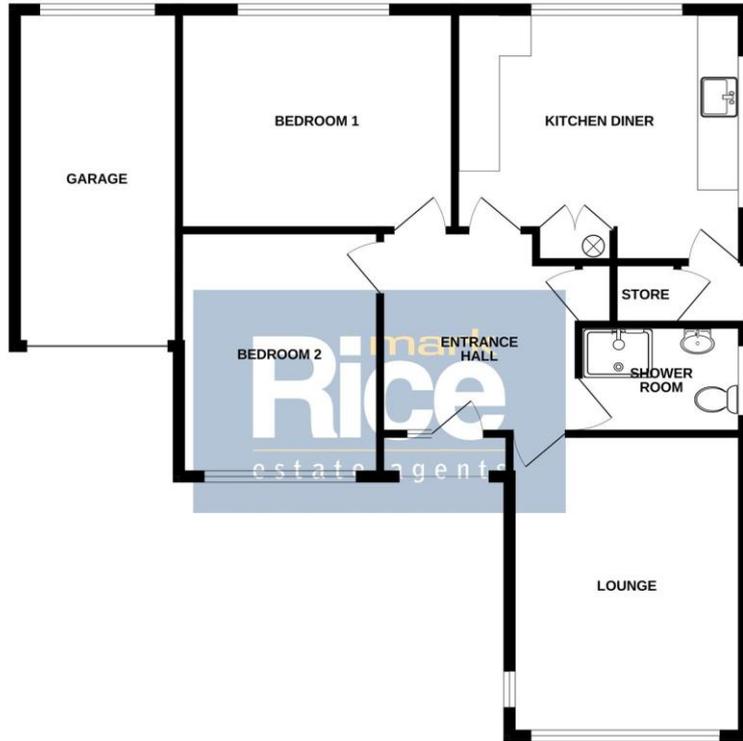


Bedroom 2



Shower Room

GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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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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 24/02/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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