

***OAK ROAD,
SLEAFORD, NG34 7UF.***



£164,950

Located in one of the town's most popular residential areas off London Road and within walking distance of the town centre and its amenities, a well presented and larger than average Three Bedroom Semi Detached House with a Conservatory and Garage. The property benefits from Gas Central Heating and Double Glazing and has the further advantage of a South West Facing Garden and Ample Parking. The full accommodation comprises Entrance Hall, Ground Floor Cloakroom, 21'6 Lounge Diner, Kitchen, Conservatory, Three Good Sized Bedrooms, the main bedroom having plumbing in a wardrobe for a possible en-suite and Shower Room. The property has an Integral Garage and viewing is highly recommended.

Bathroom

Sleaford is an expanding Market Town with amenities to cater for most day to day needs and facilities including excellent primary and secondary schools, swimming pool and leisure centre, vets, library and good road and rail links to surrounding areas, including Grantham with an Intercity rail connection to London Kings Cross.

Directions:

From our offices follow the one way system past the Market Place turning right into Carre Street and bearing right again towards Handley Monument. Filter left and after the level crossings turn right and filter left into London Road. Take the second turning on the left into Oak Road and 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 **Hall** having radiator.*

Cloakroom:

Having low level w.c, hand washbasin and radiator.

Lounge: 6.53m (21'5") x 4.39m (14'5") narrowing to 3.33m (10'11")

Having gas fire with surround and two double radiators. Patio doors provide access to the:

Conservatory: 3.12m (10'3") x 2.26m (7'5")

Being of brick and UPVC construction with French doors to the rear garden.

Kitchen: 3.66m (12'0") x 2.31m (7'7")

Having wall and base units, worktop, tiled splashbacks, 1½ bowl inset sink with monobloc tap, oven as fitted, cooker hood, double radiator, plumbing for automatic washing machine, rear entrance door and coved ceiling.

*Stairs provide access to the **First Floor Landing** having airing cupboard housing the combination boiler and loft access.*

Bedroom 1: 4.06m (13'4") x 3.45m (11'4")

Having radiator and built-in double wardrobe which also has basic plumbing for and en-suite.

Bedroom 2: 3.68m (12'1") x 2.62m (8'7")

Having radiator and coved ceiling.

Bedroom 3: 2.90m (9'6") x 2.39m (7'10")

Having radiator and built-in wardrobe cupboard.

Shower Room:

Having separate shower with mains fed unit, low level w.c, pedestal hand washbasin with mixer tap, tiled splashbacks, radiator and extractor fan.

Outside:

*The gardens to the front of the property are gravelled for ease of maintenance and a tarmac drive approaches the **Integral Garage 5.18m (17'0") x 2.31m (7'7")** having up and over door. The gardens to the rear are enclosed and have patio, lawn, borders a **Garden Shed** and a cold water tap is fitted.*



Lounge



Conservatory



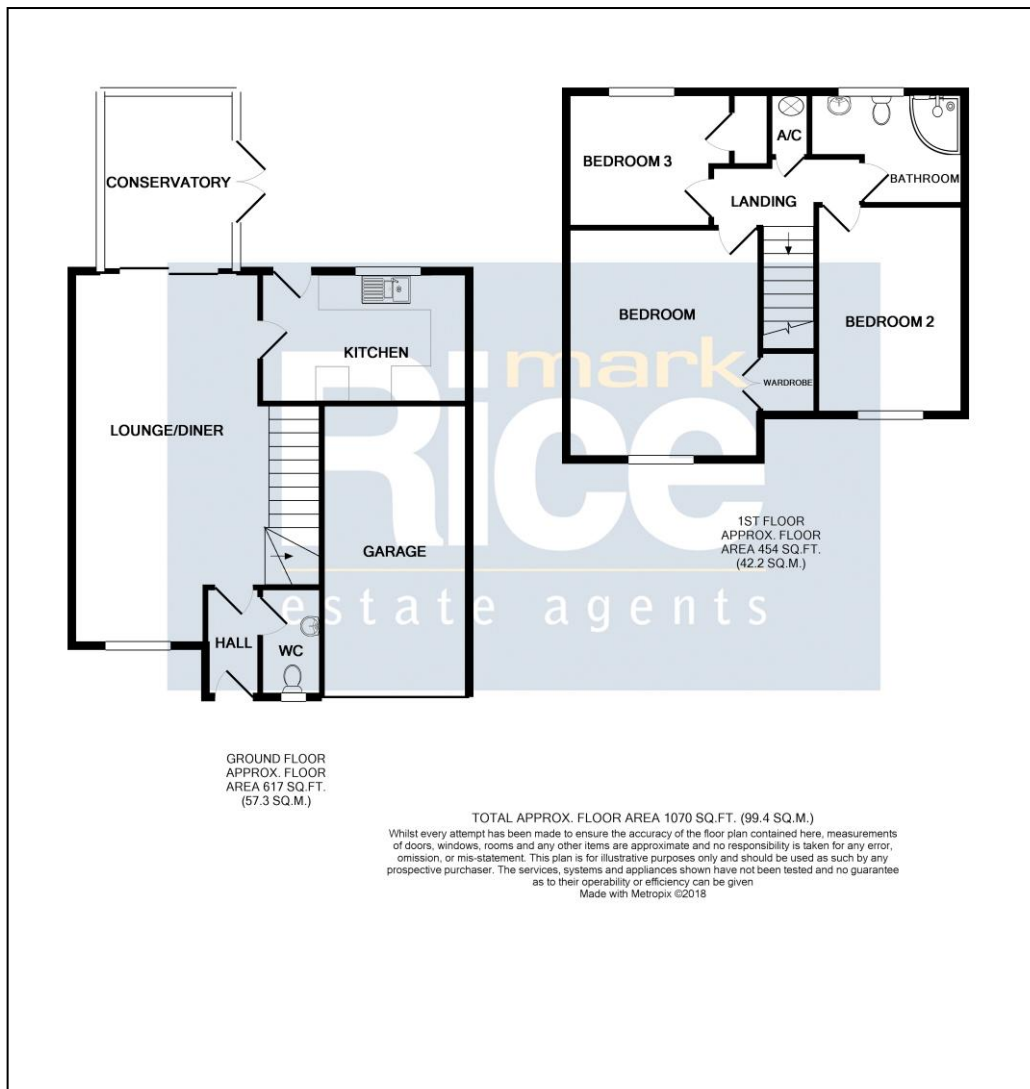
Kitchen



Bedroom 1



Bedroom 2



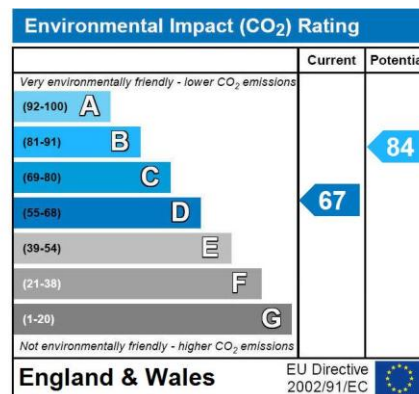
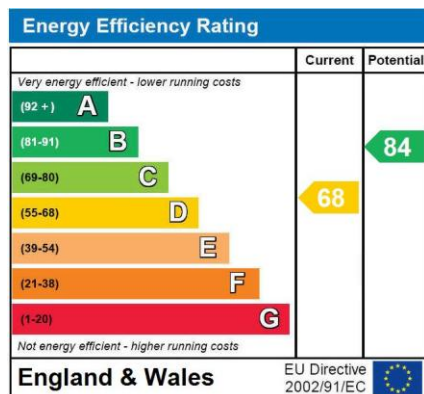
Bedroom 3



Rear Garden



Further Aspect



Agents 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 5/7/18

Viewing Strictly by Appointment With Mark Rice Estate Agents

Telephone 01529 414488

A virtual tour is available to view online at www.markrice.co.uk