

***DAWSON ROAD,  
SLEAFORD, NG34 8TR***



***£114,950***

***Having recently undergone a range of improvements including brand new UPVC windows and doors and a new fence to the rear, a Two Bedroom End Terrace Property located in a small cul-de-sac in this popular residential area to the North of the town. The property is offered with No Forward Chain and benefits from Gas Central Heating, Double Glazing and has an allocated Parking Space. The full accommodation comprises Lounge, Kitchen Diner, Two Good Sized Bedrooms and Bathroom to the first floor. This property would ideally suit a first time buyer or a buy to let investor and viewing is strongly recommended.***

**Location:**

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 office head North and proceed over the Galley Hill Bridge into Lincoln Road. Take the second turning on the right in to York Road and take the third turning on the left into Woodside Avenue. Turn right into Dawson Road and follow the road to the end and the property is located on the right hand side as indicated by our 'For Sale' board.

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Part glazed double glazed door provides access to the:

**Lounge: 4.06m (13'4") x 3.84m (12'7")**

Having gas fire, smoke alarm, understairs storage cupboard and radiator.

**Kitchen Diner: 4.06m (13'4") x 2.13m (7'0")**

Having range of matching wall and base units, worktops, single drainer stainless steel sink unit with monobloc tap, space for cooker, space and plumbing for washing machine, wall mounted combination boiler, radiator and French doors leading to the rear garden.

Stairs provide access to the **First Floor Landing** having a smoke alarm.

**Bedroom 1: 3.28m (10'9") max x 2.92m (9'7")**

Having built-in wardrobes and radiator.

**Bedroom 2: 3.12m (10'3") x 1.98m (6'6")**

Having radiator.

**Bathroom:**

Having three piece suite comprising low level w.c, pedestal hand washbasin, panelled bath with mains fed shower over, loft access and radiator.

**Outside:**

The low maintenance **Rear Garden** is enclosed by timber fencing, mainly laid to gravel with a patio area and a gate leads to the allocated parking space.



**Lounge**



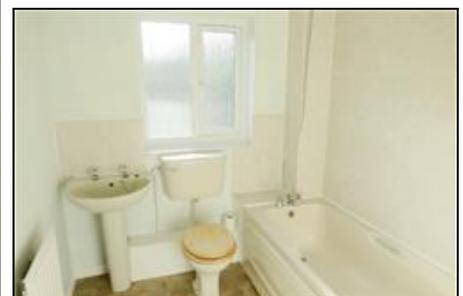
**Kitchen**



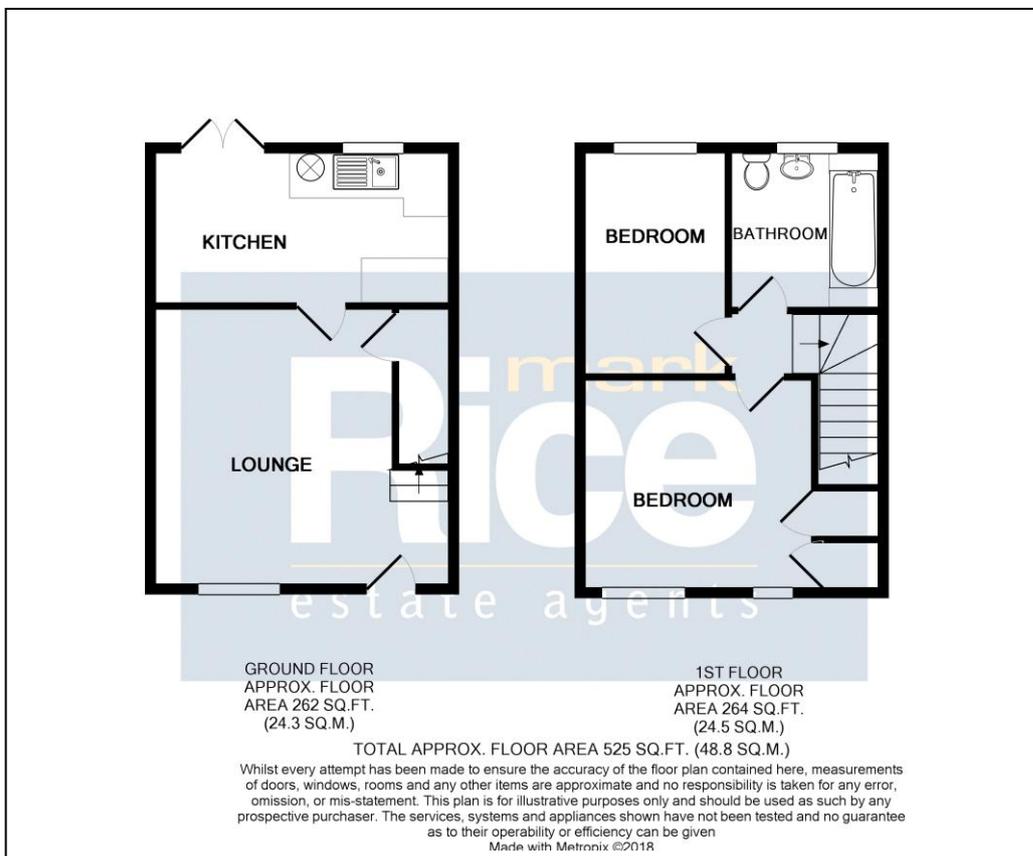
**Bedroom 1**



**Bedroom 2**



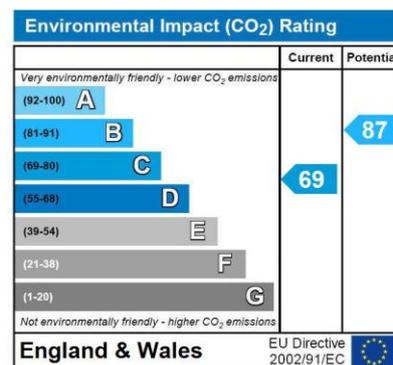
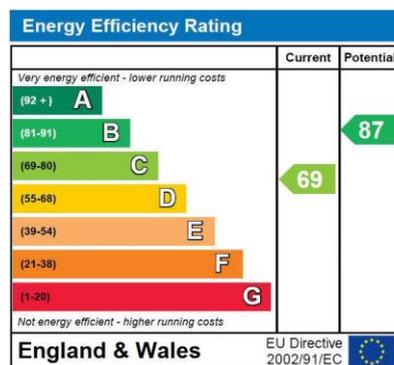
**Bathroom**



**Rear Garden**



**Parking**



**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 3/10/18

**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](http://www.markrice.co.uk)