

***CYGNET CLOSE,  
SLEAFORD, NG34 7UQ***



***£150,000***

***Located at the head of this cul-de-sac within this ever popular residential area just off Grantham Road, a Three Bedroom Semi Detached House with the advantage of No Chain and having Ample Parking. The house benefits from Gas Central Heating and Double Glazing and provides good sized accommodation comprising Entrance Hall, Lounge, 14'6 Kitchen Diner, Three Bedrooms and Bathroom. A drive provides Ample Parking and the property has enclosed Rear Gardens. This property is well presented and ready to move into and viewing is highly 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 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 continue into Grantham Road. Take the fourth turning on the right into Rookery Avenue and take the second turning on the left into Cygnet Close. The property is located at the head of the cul-de-sac as indicated by our 'For Sale' board.

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Double glazed entrance door with side screen provides access to the **Hall** having radiator.

**Lounge: 4.80m (15'9") x 4.42m (14'6")**

Having two radiators, electric fire and thermostat.

**Dining Kitchen: 4.42m (14'6") x 2.57m (8'5")**

Having wall and base units, worktop, radiator, inset sink with monobloc tap, boiler, understairs cupboard, gas point, space for cooker, double glazed rear entrance door and tiled splashbacks.

Stairs provide access to the **First Floor Landing** having loft access.

**Bedroom 1: 4.27m (14'0") x 2.36m (7'9")**

Having radiator.

**Bedroom 2: 3.10m (10'2") x 2.29m (7'6")**

Having radiator.

**Bedroom 3: 3.23m (10'7") max x 1.93m (6'4")**

Having radiator and airing cupboard.

**Bathroom:**

Having bath with mixer tap and mains fed power shower over, vanity hand washbasin with mixer tap, low level w.c, shaver point, tiled splashbacks, and radiator.

**Outside:**

The front gardens are laid mostly to lawn with borders and a tarmac drive provides **Ample Parking** and continues alongside the property. The **Rear Gardens** are enclosed with a gate providing access to the drive, lawn, borders and a cold water tap is fitted.



**Lounge**



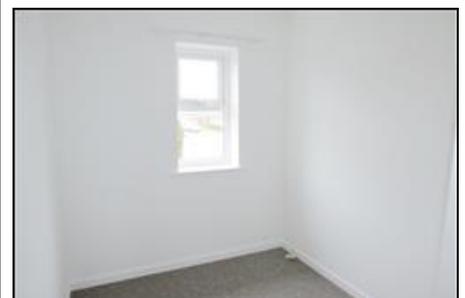
**Dining Kitchen**



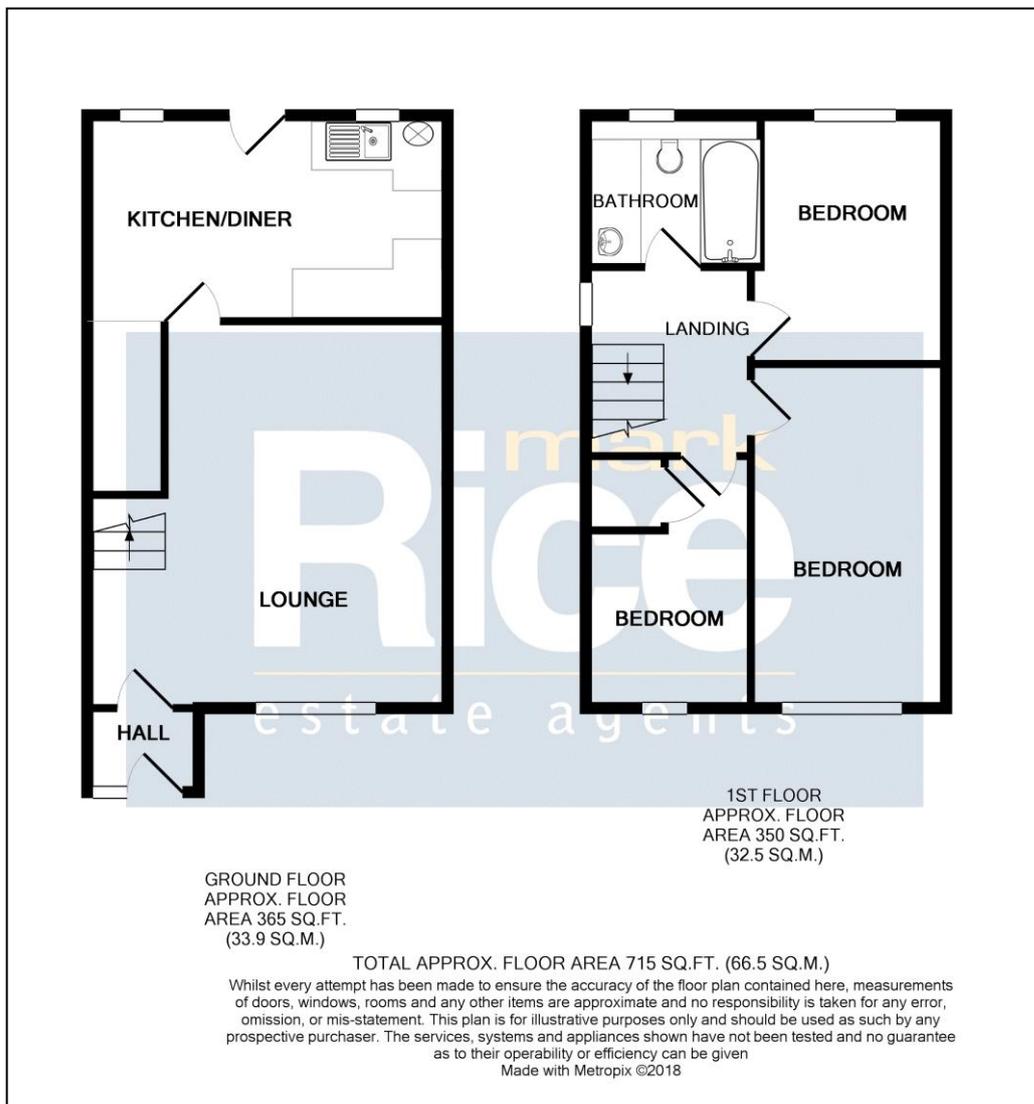
**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Bathroom**



**Rear Garden**

**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 5/12/18*

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**Telephone 01529 414488**  
**A virtual tour is available to view online at [www.markrice.co.uk](http://www.markrice.co.uk)**