

***MAGNOLIA ROAD,
SLEAFORD, NG34 7TH***



New Price £142,000

Located in this popular part of the town, a well presented Three Bedroom Mid Terraced House set back from the road with an allocated Parking Space to the front and a further parking space under a separate carport. The property benefits from Gas Central Heating and Double Glazing to accommodation comprising Hall, Cloakroom, Lounge, Dining Kitchen, Three Bedrooms and Bathroom. The Rear Gardens are enclosed and viewing is highly recommended to appreciate the standard of accommodation on offer.

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 and turn right into Carre Street and right again towards Handley Monument. Filter left and after the level crossing turn right and filter left again into London Road. Take the second turning on the left into Southfields and continue on taking the second turning on the right into Redwood Avenue. Turn immediately left into Magnolia Road and the property is located on the left hand side as indicated by our 'For Sale' board.

Exterior canopy and front door with double glazed panels provide access to the Hall having radiator and coved ceiling.

Cloakroom:

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

Lounge: 3.51m (11'6") x 4.01m (13'2") max

Having radiator, coved ceiling, t.v. point, telephone point, recess under stairs and gas point for fire.

Dining Kitchen: 4.47m (14'8") x 2.95m (9'8")

Having range of wall and base units, worktop, inset sink, space for fridge freezer, plumbing for automatic washing machine, inset gas hob, cooker hood, built-in electric oven, radiator, space for breakfast table and chairs and double glazed French doors to rear garden.

Stairs from the hall provide access to the **First Floor Landing** having airing cupboard housing the boiler.

Bedroom 1: 3.89m (12'9") narrowing to 3.51m (11'6") x 2.62m (8'7")

Having radiator, t.v. point and telephone point.

Bedroom 2: 3.12m (10'3") narrowing to 2.79m (9'2") x 2.62m (8'7")

Having radiator and loft access.

Bedroom 3: 3.38m (11'1") narrowing to 2.39m (7'10") x 2.01m (6'7")

Having built-in cupboard incorporating bulkhead over the stairs and radiator.

Bathroom:

Having panelled bath with mixer tap and shower attachment, pedestal hand washbasin with tiled splashbacks, low level w.c, shaver point, radiator and extractor fan.



Lounge



Dining Kitchen



Dining Area



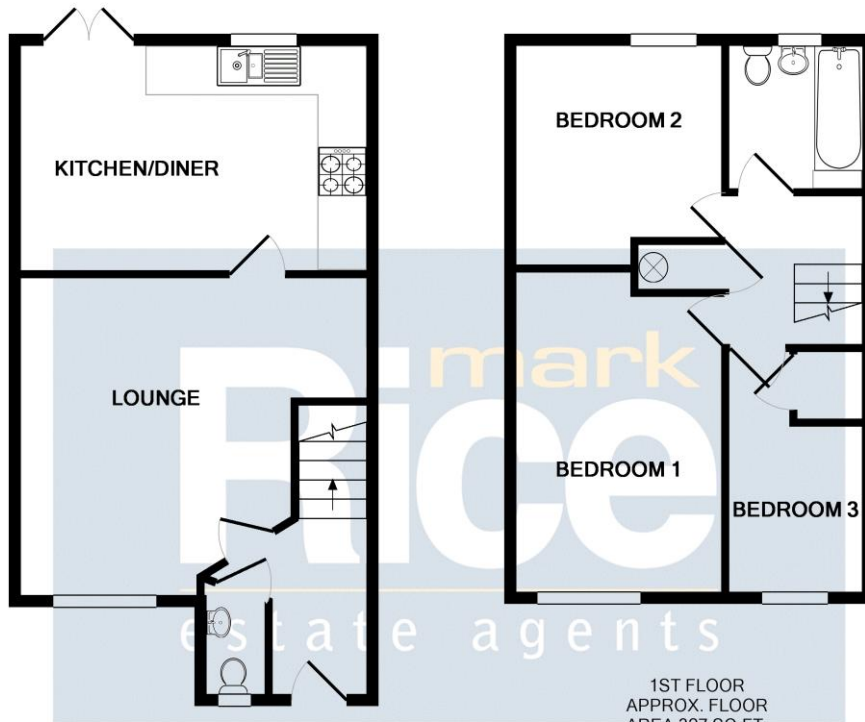
Bedroom 1



Bedroom 2

Outside:

There is an **Allocated Parking Space** to the front of the property and a further space beneath the car port opposite. A path extends alongside the adjacent property and along the rear to the **Enclosed Rear Garden** laid mostly to lawn with hardstanding for a shed and a gravelled seating area.



GROUND FLOOR
APPROX. FLOOR
AREA 356 SQ.FT.
(33.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 327 SQ.FT.
(30.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 683 SQ.FT. (63.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Bedroom 3



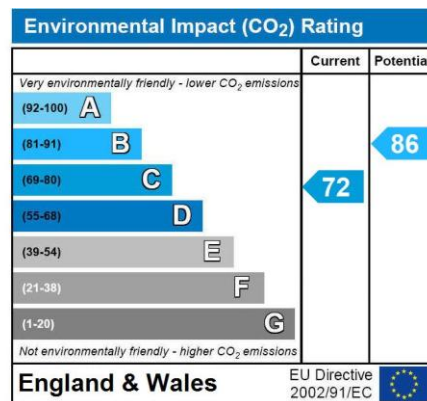
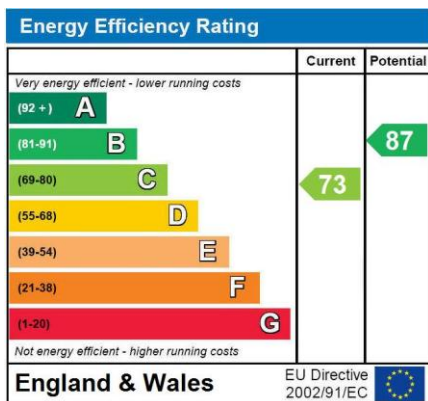
Bathroom



Rear Garden



Car Port



- 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 18/12/18

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