

***ROWAN CLOSE,
SLEAFORD, NG34 7SP***



£194,950

Located in this small cul-de-sac setting on the fringe of the town and having South facing views over fields to the rear, an extended and particularly spacious Three Bedroom Link Detached House with Garage and Parking. The property is located within this popular residential area convenient for the town centre and boasts further features including well planned and designed Low Maintenance Rear Gardens, Solar Panels and a Utility Area to the rear of the garage. The property benefits from Gas Central Heating and Double Glazing to full accommodation comprising Hall, Ground Floor Cloakroom, Lounge, 15' Dining Room, 16'6 Dining Kitchen, Three Bedrooms with En-Suite to the master bedroom and Bathroom. In the opinion of the selling agent, viewing of the property is highly recommended to appreciate the standard of accommodation available and the location.

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 bear right again towards Handley Monument. Filter left and after the level crossings bear left into London Road. Take the second turning on the left hand side into Southfields and follow the road as it continues into Oak Road. Turn right into Redwood Avenue and left again into Magnolia Road before turning right into Rowan Close. The property is located at the head of the cul-de-sac as indicated by our 'For Sale' board.

A covered storm porch and entrance door provide access to the Hall having radiator.

Cloakroom:

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

Lounge: 4.50m (14'9") x 3.58m (11'9") max

Having radiator and coved ceiling.

Dining Room: 4.57m (15'0") x 2.95m (9'8")

Having radiator, tiled floor and understairs storage cupboard. An arch provides access to the:

Kitchen: 4.72m (15'6") x 2.62m (8'7")

Having range of wall and base units, worktop, inset gas hob, cooker hood, eye level double oven, integrated dishwasher, inset sink with monobloc tap, French doors to rear gardens with double glazed side windows, space for fridge freezer, radiator, breakfast bar, pull out larder unit, ceiling down lighter and, door to garage and utility area.

Stairs from the hall provide access to the **First Floor Landing** having airing cupboard and access to the part boarded loft with ladder.

Bedroom 1: 3.00m (9'10") x 2.79m (9'2")

Having radiator and built-in double wardrobe.

En-Suite:

Being fully tiled and having separate mains fed shower cubicle, pedestal hand washbasin, low level w.c, radiator and extractor fan.

Bedroom 2: 2.87m (9'5") x 2.54m (8'4") x 2.59m (8'6")

Having radiator and views to the rear.

Bedroom 3: 2.87m (9'5") x 1.90m (6'3")

Having radiator and views to the rear.



Lounge



Dining Room



Further Aspect



Kitchen



Further Aspect

Bathroom:

Being fully tiled and having bath with Victorian style mixer tap and shower attachment, low level w.c, pedestal hand washbasin, radiator and extractor fan.

Outside:

The property has low maintenance gardens to the front with a gravelled border and a drive approaches the Attached Garage 5.61m (18'5") x 2.54m (8'4") having door to kitchen and window to rear.

Utility Area: Having worktop, boiler, plumbing for automatic washing machine and vent for tumble dryer.

The fully enclosed South Facing Rear Gardens have lots of interesting areas including a decking area, borders, slatted patio area with large, low maintenance borders and a host of trees and shrubs.

Agent's Note:

There are solar panels fitted to the property by 'A Shade Greener'. The current owner has permissions for these and we are advised that this makes a saving of approximately 37% on electricity bills in return for the use of the roof. Any prospective purchaser should satisfy themselves of these details prior to completion.



Bedroom 1



En-Suite



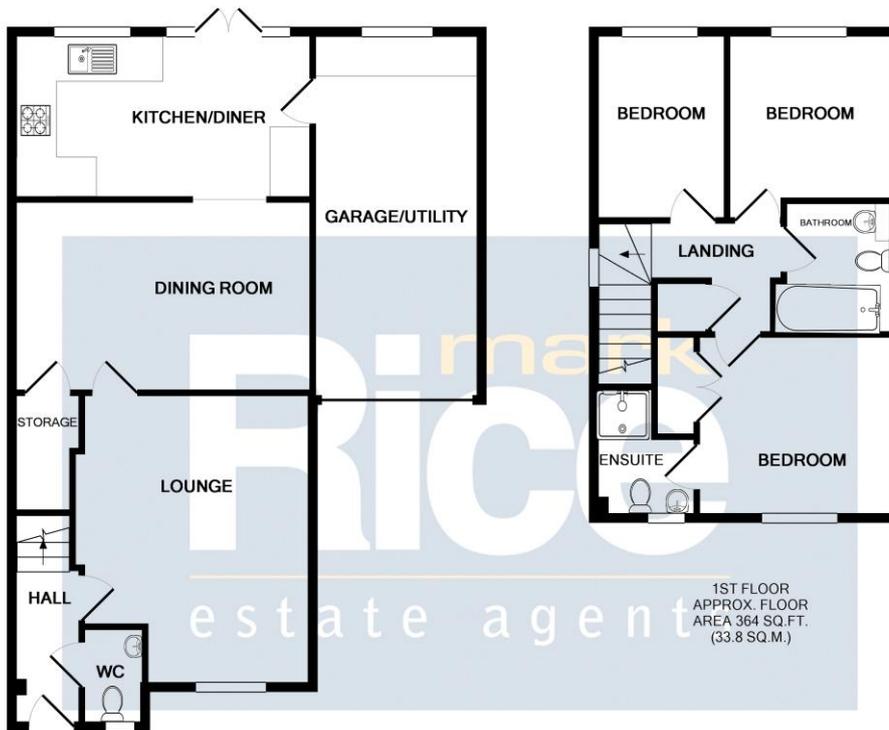
Bedroom 2



Bathroom



Rear Garden



GROUND FLOOR
APPROX. FLOOR
AREA 658 SQ.FT.
(61.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1022 SQ.FT. (94.9 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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Further Rear Garden Photos

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		92
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 7/2/19

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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