

DRAFT

***SOUTHFIELDS,
SLEAFORD, NG34 7LB***



£300,000

Located in one of the town's most popular residential areas and within easy walking distance of the town centre, an individually designed Four/Five Bedroom Detached House with Double Garage and Ample Parking and set in a non estate position just off London road. The property, which has been improved by the current owners, provides particularly versatile and spacious accommodation and would be ideal for a growing family. The property benefits from Gas Central Heating and Double Glazing and has full accommodation comprising Reception Hall, Cloakroom, 19'6 x 12'6 Lounge, Separate Dining Room, Re-Fitted Kitchen and Utility Room, Five Bedrooms with the fifth bedroom currently used as a study, En-Suite to the master bedroom and Family Bathroom. There are well maintained gardens to the front and rear and early viewing of this property 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:

Travelling from our office turn left into the Market Place and turn right into Carre Street and bear right again towards Handley Monument. Filter left and after the level crossing turn right into Grantham Road and bear left into London Road. Take the second turning on the left into Southfields and the property is located on the left hand side as indicated by our 'For Sale' board.

Double glazed entrance door provides access to the **Reception Hall** having radiator and dado rail.

Cloakroom:

Being half tiled and having corner hand washbasin and low level w.c.

Lounge: 5.94m (19'6") x 3.81m (12'6") narrowing to 3.45m (11'4")

Having further bay window, living flame effect gas fire with surround, two radiators, two wall light points, ceiling cornice and patio doors to rear garden.

Dining Room: 3.28m (10'9") x 2.69m (8'10")

Having double radiator, dado rail and ceiling cornice.

Kitchen: 4.98m (16'4") x 3.61m (11'10") narrowing to 2.64m (8'8") in the Utility Area

Having range of wall and base units, worktop, tiled splashbacks, inset gas hob, cooker hood, double oven, plumbed for dishwasher, 1½ bowl single drainer sink with monobloc tap, radiator and tiled floor.

Utility Area:

Having further wall and base units, worktop, tiled splashbacks, plumbing for automatic washing machine and double glazed rear entrance door.

Stairs from the hall provides access to the **First Floor Landing** having airing cupboard, double radiator and access to the partly boarded loft.

Bedroom 1: 4.98m (16'4") narrowing to 4.01m (13'2") x 2.67m (8'9")

Having radiator, built-in double wardrobe and coved ceiling.

En-Suite

Being half tiled and having separate shower with electric unit, pedestal hand washbasin, low level w.c, and radiator.

Bedroom 2: 4.95m (16'3") x 2.54m (8'4")

Having built-in double wardrobe, radiator and coved ceiling.



Lounge



Dining Room



Kitchen



Further Aspect



Utility Area

Bedroom 3: 3.71m (12'2") x 3.20m (10'6")

Having bay window, double radiator and coved ceiling.

Bedroom 4: 3.84m (12'7") x 2.69m (8'10")

Having radiator and coved ceiling.

Bedroom 5/Study: 2.13m (7'0") x 1.98m (6'6")

Having radiator and coved ceiling.

Bathroom:

Being half tiled and having bath with mixer tap and electric shower unit over, pedestal hand washbasin, low level w.c, radiator and shaver point with light.

Outside:

*A drive provides more than **Ample Parking** and leads to the **Integral Double Garage 5.66m (18'7")** narrowing to **4.75m (15'7") x 4.90m (16'1")** having twin up and over doors, boiler, door to kitchen and light and power points. The remainder of the gardens are laid to lawn with borders and to the side of the property are gates which provide access to a carport style area to provide covered storage. The **Rear Gardens** are laid mostly to lawn and have **Two Greenhouses**, a **Shed**, well stocked borders and a dwarf wall to a patio area with barbecue. A cold water tap is fitted.*



Bedroom 1



En-Suite



Bedroom 2



Bedroom 3



Bedroom 5/Study



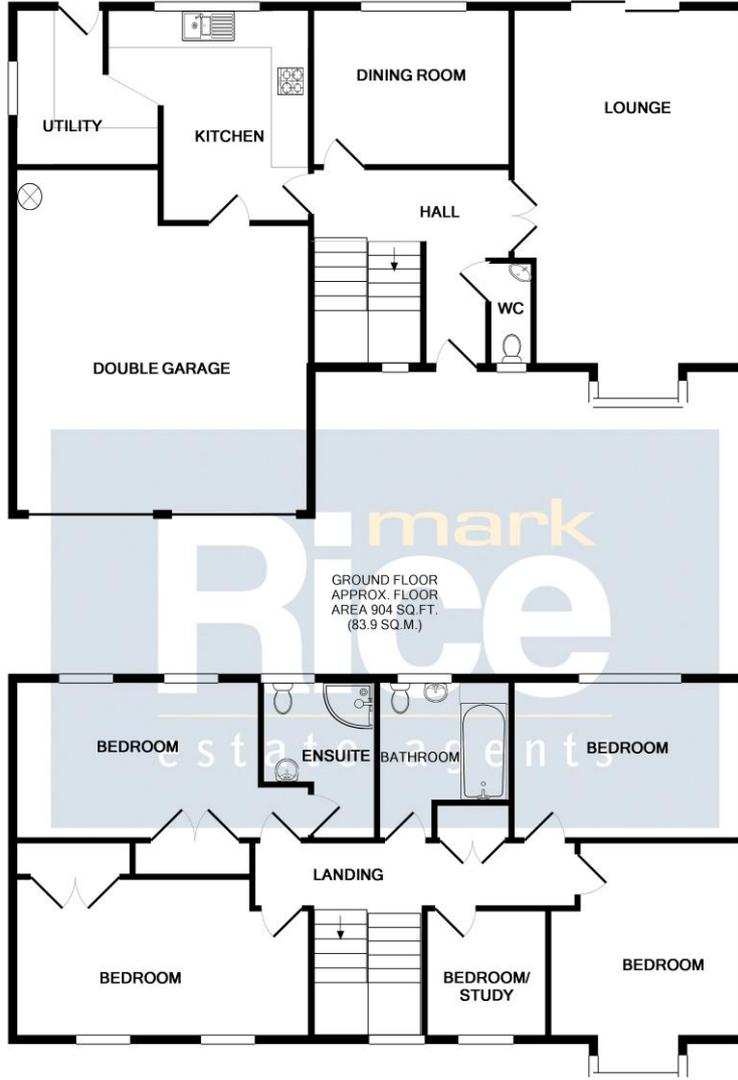
Bathroom



Rear Garden



Further Garden Photo



1ST FLOOR
APPROX. FLOOR
AREA 777 SQ.FT.
(72.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1681 SQ.FT. (156.1 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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- 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 4/9/19

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