

DRAFT

***TAUNTON CLOSE,
SLEAFORD, NG34 8WL***



£270,000

Located at the head of this small cul-de-sac setting to the North of the town, a particularly spacious and much larger than average Four Bedroom Detached House which has been improved to provide versatile family accommodation. The double garage has been converted into a useful Family Room and there is the addition of a Ground Floor Shower Room and a Conservatory. The property is Double Glazed and benefits from Gas Central Heating and needs to be viewed to appreciate the size of accommodation available and its flexibility. The full accommodation comprises Entrance Hall, 19'6 Lounge with Conservatory off, Ground Floor Shower Room, 17' Dining Kitchen with Utility Room off, Dining Room and 16'5 x 15'7 Family Room which could have a number of uses. The first floor has Four Good Sized Bedrooms with a Dressing Room and En-Suite off the master bedroom and Family Bathroom. Outside there is parking for approximately two vehicles and the rear gardens have an extensive patio area.

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 head North via Northgate over the Galley Hill Bridge into Lincoln Road. Turn right into York Road and turn left into Exeter Drive. At the 'T' junction turn right and immediately left into Canterbury Drive. Continue to the 'T' junction with Winchester Way and turn right. Take the second turning on the left into Taunton Close and the property is located at the head of the cul-de-sac and indicated by our 'For Sale' board.

Double glazed entrance door with side screen provides access to the Hall having under stairs storage cupboard,.

Lounge: 5.94m (19'6") x 3.63m (11'11")

Having bay window, radiator, gas fire and patio doors providing access to the:

Dining Room: 3.68m (12'1") x 3.17m (10'5")

Having radiator.

Conservatory: 2.90m (9'6") x 2.67m (8'9")

Having French doors to garden.

Shower Room:

Having low level w.c, separate shower and hand washbasin.

Family Room (former garage) 5.00m (16'5") x 4.75m (15'7")

Having door to side, two windows to the rear, double radiator and loft access.

Dining Kitchen: 5.18m (17'0") x 3.17m (10'5") narrowing to 2.03m (6'8")

Having range of wall and base units, worktop, tiled splashbacks, cooker hood, space for cooker, single drainer sink with monobloc tap, breakfast bar and radiator.

Utility Room: 1.90m (6'3") x 1.52m (5'0")

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

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

Bedroom 1: 3.81m (12'6") x 3.20m (10'6")

Having radiator and coved ceiling.



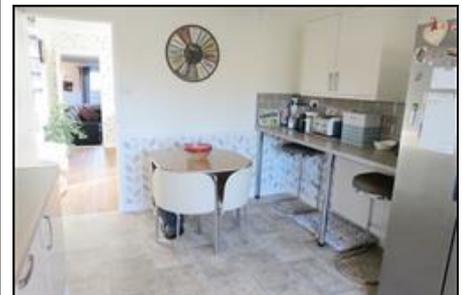
Lounge



Dining Room



Dining Kitchen



Further Aspect



Family Room

Dressing Room: 1.47m (4'10") x 1.45m (4'9")

Having built-in wardrobe with bi-fold doors.

En-Suite:

Having corner mounted shower with mains fed unit, vanity hand washbasin with mixer tap and cupboard below, low level w.c, tiled splashbacks and tiled floor.

Bedroom 2: 3.76m (12'4") x 3.25m (10'8")

Having storage recess, built-in wardrobe with bi-fold doors and radiator.

Bedroom 3: 2.95m (9'8") x 2.59m (8'6")

Having radiator.

Bedroom 4: 2.64m (8'8") x 1.93m (6'4")

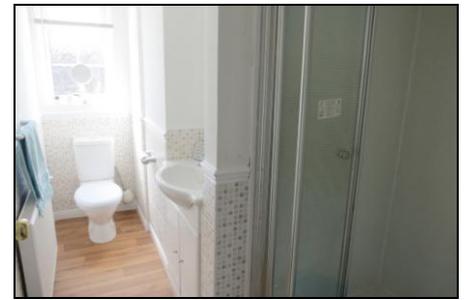
Having radiator.

Bathroom:

Being half tiled and having tiled floor, bath with mixer tap and shower attachment, pedestal hand washbasin with mixer tap, low level w.c, and radiator.

Outside:

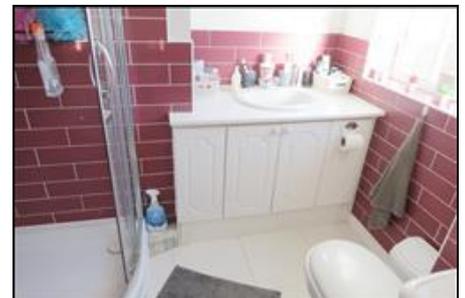
A drive to the front provides **Parking** for approximately two vehicles and the **Rear Gardens** have a terraced resin patio area, lawn and raised and gravelled borders.



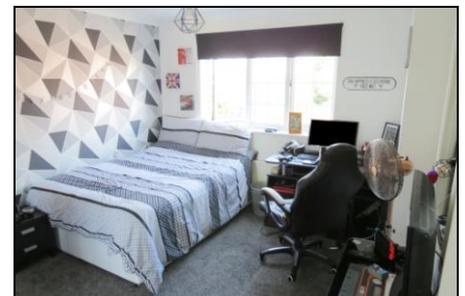
Shower Room



Bedroom 1



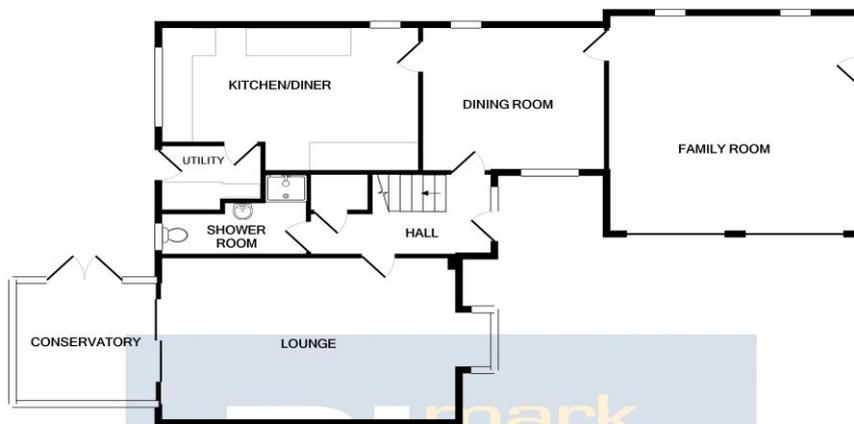
En-Suite



Bedroom 2



Bedroom 3

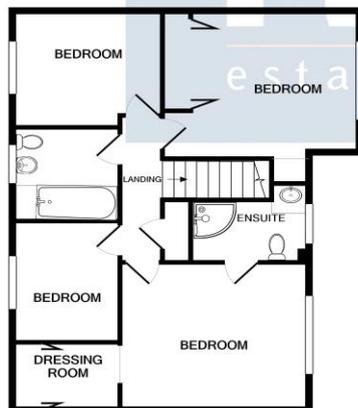


GROUND FLOOR
APPROX. FLOOR
AREA 1024 SQ.FT.
(95.1 SQ.M.)

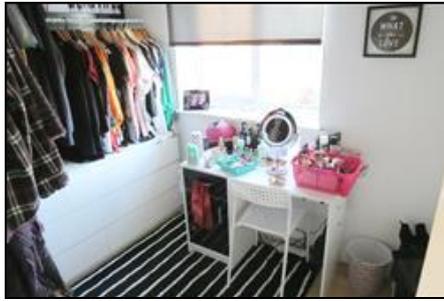
TOTAL APPROX. FLOOR AREA 1605 SQ.FT. (149.1 SQ.M.)

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.

Made with Metropix ©2020



1ST FLOOR
APPROX. FLOOR
AREA 582 SQ.FT.
(54.0 SQ.M.)



Bedroom 4



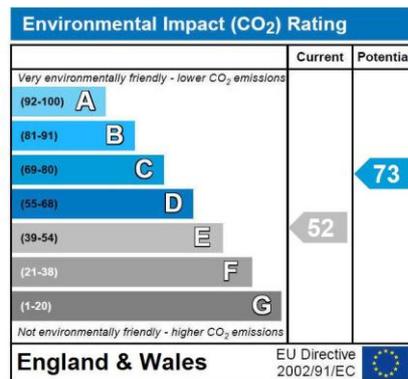
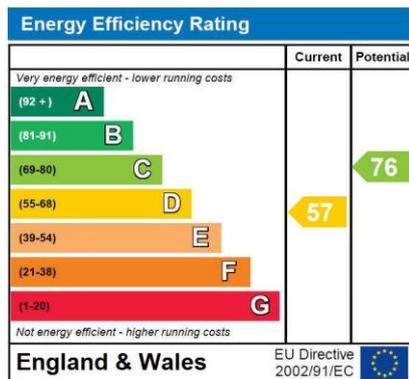
Bathroom



Rear Garden



Further Garden Aspect



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 20/1/2020

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