

***PALMER COURT,
SLEAFORD, NG34 8ER***



£285,000

Located in a prominent position at the head of this small cul-de-sac, a substantial and much improved Four Bedroom Detached House providing versatile accommodation including a 17'2 x 15'7 Family Room and Two Further Reception Rooms. The property is located to the North of the town providing easy access to the by-pass system and benefits from Gas Central Heating, Double Glazing and Solar Panels. The immaculate accommodation comprises Entrance Hall, Cloakroom, Lounge, Separate Dining Room, 15'0 x 10'9 Dining Kitchen, Family Room, Utility Room, Four Bedrooms with En-Suite to the master and Family Shower Room. There is Ample Parking to the front of the property and the Rear Gardens are particularly private and South Facing. Early viewing of this superb 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:

From our offices head North via Northgate and proceed into Lincoln Road. Take the last turning on the left into Stokes Drive and Palmer Court is the third cul-de-sac on the left hand side.

Entrance door with side screen provides access to the Hall having understairs storage cupboard and radiator.

Cloakroom:

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

Lounge: 5.26m (17'3") max x 3.17m (10'5")

Having two radiators, part panelling, living flame effect gas fire with surround and coved ceiling.

Dining Room: 3.23m (10'7") x 3.20m (10'6") (opening to Lounge)

Having French doors to rear garden.

Dining Kitchen: 4.57m (15'0") x 3.30m (10'10") narrowing to 2.49m (8'2")

Having extensive range of wall and base units, worktop forming breakfast bar, built-in drinks fridge, tiled splashbacks, tiled floor, inset gas hob with cooker hood over, eye level microwave and oven, radiator, coved ceiling and ceiling downlighters.

Utility Room: 2.44m (8'0") x 2.03m (6'8")

Having units to match kitchen, rear entrance door, bowl sink with monobloc tap, tiled floor, tiled splashbacks and plumbing for automatic washing machine.

Family Room: 5.23m (17'2") x 4.75m (15'7")

Having two large windows to front, double doors to kitchen, wooden floor and radiator.

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

Bedroom 1: 3.48m (11'5") x 3.23m (10'7")

Having built-in double wardrobe and radiator.

En-Suite:

Having separate shower with mains fed unit, pedestal hand washbasin, low level w.c, radiator and tiled splashbacks.



Lounge



Dining Room



Dining Kitchen



Further Aspect



Family Room

Bedroom 2: 3.20m (10'6") x 3.20m (10'6")
Having built-in double wardrobe and radiator.

Bedroom 3: 2.57m (8'5") x 2.24m (7'4")
Having built-in cupboard and radiator.

Bedroom 4: 2.59m (8'6") x 2.31m (7'7")
Having radiator.

Shower Room:

Having double shower with mains fed unit, vanity hand washbasin, low level w.c, chrome towel radiator, tiled splashbacks and tiled floor.

Outside:

The gardens to the front of the property are mostly gravelled to provide more than **Ample Parking** and there is a lawn area. The **Enclosed South Facing Rear Gardens** have a decking area together with a patio, lawn, borders and the property has two double sets of external 13 amp power points fitted.



GROUND FLOOR
APPROX. FLOOR
AREA 815 SQ.FT.
(75.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 574 SQ.FT.
(53.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1388 SQ.FT. (129.0 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 Aspect



Bedroom 1



En-Suite



Bedroom 2



Bedroom 3



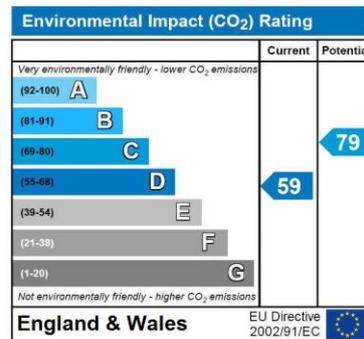
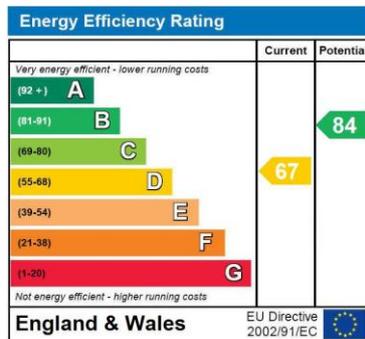
Bedroom 4



Family Shower Room



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 01/02/2020

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