

***GRANTHAM ROAD,
SLEAFORD, NG34 7NY***



£323,000

Located in one of the town's most sought after residential areas and in a non estate position, an Extended Four Bedroom Detached House with superb South Facing Rear Gardens, generous and versatile accommodation and more than Ample Parking. Benefits include Gas Central Heating and Double Glazing to the full accommodation comprising 17' Reception Hall, 'L' Shaped Lounge Diner, Kitchen with arch to the Dining Area/Conservatory, 11'6 Utility Room, Ground Floor Shower Room, 20'3 Master Bedroom with En-Suite off, Three Further Bedrooms and Family Bathroom. The integral garage currently has an electric door and is split with storage to the front and a Workshop to the rear. The Sun Trap Rear Gardens are one of the features of the property and this individual property requires early viewing to appreciate the location and size of accommodation available.

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 bearing right again towards the Handley Monument. Filter left and after the level crossings turn right into Grantham Road. Continue into Grantham Road and the property is located on the left hand side as indicated by our 'For Sale' board.

Double glazed entrance door and side screen provides access to the **Reception Hall 5.18m (17'0") x 1.78m (5'10")** having radiator.

Shower Room:

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

An arch from the Reception Hall provides access to the:

Dining Area/Conservatory: 3.78m (12'5") x 1.80m (5'11")

Having double glazed door to garden.

Kitchen: 3.66m (12'0") x 2.54m (8'4")

Having wall and base units, worktop, tiled splashbacks, tiled floor, built-in eye level double oven, inset sink with monobloc tap, ceramic hob with cooker hood, integral fridge freezer, wall display units and coved ceiling.

Lounge Diner: 6.38m (20'11") x 3.33m (10'11") and 2.90m (9'6") x 2.72m (8'11") - Total 6.38m (20'11") x 6.22m (20'5")

Having gas fire with surround, French doors to rear garden, three wall light points, two radiators and coved ceiling.

Utility Room: 3.51m (11'6") x 2.74m (9'0") max

Having airing cupboard with radiator, worktop, inset sink, plumbing for automatic washing machine, tiled splashbacks, two built-in cupboards and base units.

Stairs from the Reception Hall provide access to the **First Floor Landing** having radiator, loft access and airing cupboard housing the boiler.

Bedroom 1: 6.17m (20'3") x 1.88m (6'2")

Having two windows and radiator.

En-Suite:

Being half tiled and having separate mains fed shower, low level w.c, vanity hand washbasin with mixer tap, radiator and coved ceiling.



Dining Area/Conservatory



Kitchen



Lounge



Further Aspect



Utility Room

Bedroom 2: 3.58m (11'9") x 3.10m (10'2")

Having two windows, built-in wardrobes to one wall with sliding doors, radiator and coved ceiling.

Bedroom 3: 3.17m (10'5") x 2.64m (8'8")

Having radiator, built-in wardrobes to one wall with sliding doors and coved ceiling.

Bedroom 4: 2.69m (8'10") x 1.83m (6'0")

Having radiator and coved ceiling.

Bathroom:

Being fully tiled and having bath with Victorian style mixer tap and shower attachment, pedestal hand washbasin, low level w.c, chrome towel radiator, tiled floor and coved ceiling.

Outside: 2.21m (7'3") x 2.36m (7'9")

The extensive gardens to the front of the property are laid mostly to lawn and a drive provides Parking for an number of vehicles and also approaches the **Garage** having electric up and over door and split into sections - **Front Storage 2.36m (7'9") x 2.01m (6'7")** and a door provides access to the **Workshop Area** having sink. The **South Facing Rear Gardens** have an extensive patio adjacent to the property with dwarf wall, extensive lawn area, gravelled borders and a cold water tap and external power point are installed. A Garden Shed is included.



Bedroom 1



En-Suite



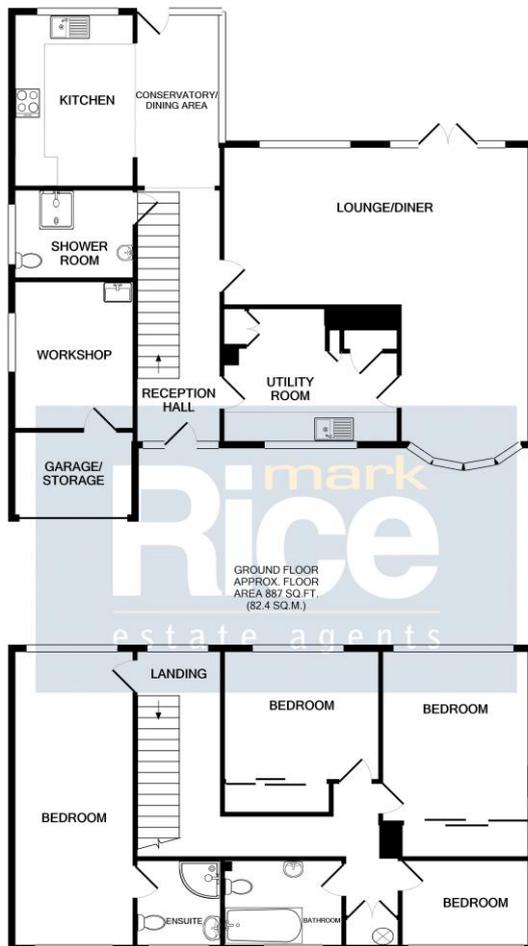
Bedroom 2



Bedroom 3



Bedroom 4



GROUND FLOOR
APPROX. FLOOR
AREA 887 SQ.FT.
(82.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 713 SQ.FT.
(66.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1600 SQ.FT. (148.6 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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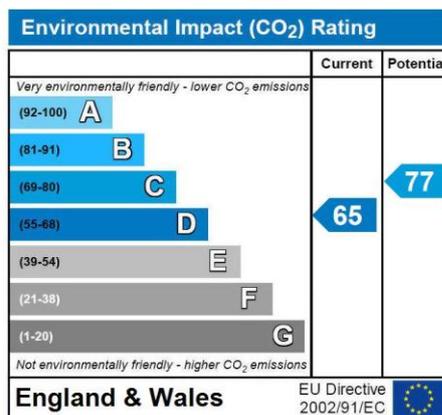
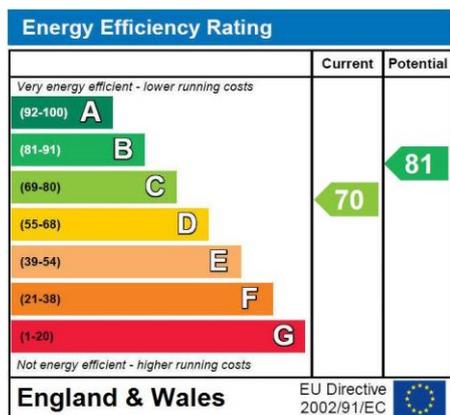
Bathroom



Rear Garden



Further 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 16/3/2020

**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**