

***RUSSELL CRESCENT,
SLEAFORD, NG34 7JF***



New Price: £180,000

Located in one of the town's most popular residential areas off Boston Road and with the advantage of No Chain, an Extended Three Bedroom Detached Bungalow with a 47'9 Carport, Detached Garage and now providing good sized accommodation. The bungalow benefits from Gas Central heating and Double Glazing together with UPVC Soffits and Fascias to full accommodation comprising Entrance Hall, Kitchen, Lounge with arch to Dining Room, Three Bedrooms with the master bedroom having Sharpe's built-in wardrobes and French doors to the garden and Re-Fitted Shower Room. The property has Enclosed, Low Maintenance West Facing Rear Gardens and is a short walk from amenities and the town centre and viewing 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, doctors' surgeries and has good road and rail links to surrounding areas including London Kings Cross.

Directions:

From our offices follow the one way system past the Market Place turning right into Carre Street and bear left into Boston Road. After the recreation ground turn right into Russell Crescent and the property is located on the right hand side as indicated by our 'For Sale' board.

Double glazed entrance door provides access to the Hall having radiator, built-in cupboard, loft access, thermostat and covered ceiling.

Kitchen: 3.20m (10'6") x 2.72m (8'11")

Having wall and base units, worktop, sink, tiled splashbacks, space for cooker, breakfast bar, plumbing for automatic washing machine, combination boiler and covered ceiling.

Lounge: 5.00m (16'5") x 3.02m (9'11")

with an arch to the Dining Area 3.02m (9'11") x 2.41m (7'11") to provide a reception room of 7.62m (25'0")

Having two radiators, two wall light points and covered ceiling.

Bedroom 1: 4.78m (15'8") x 3.00m (9'10")

Having radiator, built-in Sharpe's wardrobes to one wall with sliding doors, French doors to rear garden and covered ceiling.

Bedroom 2: 3.71m (12'2") x 2.74m (9'0")

Having radiator, fitted wardrobes and covered ceiling.

Bedroom 3: 3.00m (9'10") x 1.73m (5'8")

Having radiator and covered ceiling.

Shower Room:

Being re-fitted and fully tiled and having double walk-in shower with electric unit, vanity hand washbasin with mixer tap, low level w.c and chrome towel radiator.

Outside:

The front gardens are gravelled for ease of maintenance and a block paved drive provides **Parking** and approaches gates to the **Carport 14.55m (47'9")** in length which provides a good covered area and access to the Garage with double opening doors, side door and power. A cold water tap is located within the carport. The **West Facing Rear Gardens** are paved for ease of maintenance with well stocked borders and are fully enclosed. The property has an awning attached to the rear.



Kitchen



Lounge



Bedroom 1



Bedroom 2



Shower Room



Rear Garden

TOTAL APPROX. FLOOR AREA 777 SQ.FT. (72.2 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

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