

***FINCH DRIVE,  
SLEAFORD, NG34 7US***



**£275,000**

***With the advantage of Fully Enclosed South Facing Gardens together with Ample Parking and a Double Garage with electric door, a well presented and spacious Four Bedroom Detached House. The house, which was built in 2015, offers large family accommodation comprising 20'3 x 14'2 Lounge, 14'4 x 14'1 Dining Kitchen with built-in appliances, Cloakroom, Large Landing, Four Double Bedrooms with En-Suite to master bedroom and Family Bathroom. The property benefits from Double Glazing and Gas Central Heating and is located in this recently built popular residential area convenient for the town centre, schools and by-pass system. To appreciate the location and standard of accommodation available 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 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 right again towards the Handley Monument. Filter left and after the level crossings filter left into Grantham Road. Take the third turning on the right into King Edward Street and take the second turning on the left into Finch Drive. The property is located on the left hand side as indicated by our 'For Sale' board.

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An entrance door provides access to the **Hall** having full height storage cupboard, further under stairs storage, thermostat, radiator and coved ceiling.

**Cloakroom:**

Having corner hand washbasin with mixer tap, low level w.c, radiator, tiled splashbacks and tiled floor.

**Lounge: 6.17m (20'3") x 4.32m (14'2") narrowing to 2.87m (9'5")**

Being 'L' Shaped and having living flame effect gas fire with surround, two radiators and coved ceiling.

**Dining Kitchen: 4.37m (14'4") x 4.29m (14'1")**

Having extensive range of wall and base units, worktop, enamel sink with monobloc tap, French doors to garden, tiled floor, integral fridge freezer eye level double oven, cooker hood, inset gas hob, dishwasher, washing machine, radiator and ceiling downlights.

Stairs from the hall provide access to the spacious **First Floor Landing** having loft access and radiator.

**Bedroom 1: 3.56m (11'8") x 3.00m (9'10")**

Having radiator.

**En-Suite:**

Being fully tiled and having separate shower cubicle with mains fed shower, vanity hand washbasin with mixer tap, low level w.c, chrome towel radiator, shaver point and extractor fan.

**Bedroom 2: 3.89m (12'9") x 2.51m (8'3")**

Having radiator.

**Bedroom 3: 3.56m (11'8") x 2.31m (7'7")**

Having radiator.

**Bedroom 4: 2.95m (9'8") x 2.54m (8'4")**

Having radiator.



**Hall**



**Cloakroom**



**Lounge**



**Further Aspect**



**Dining Kitchen**

**Bathroom:**

Being fully tiled and having low level w.c, vanity hand washbasin with mixer tap, bath with mixer tap and shower attachment, chrome towel radiator and extractor fan.

**Outside:**

A block paved drive provides **Parking** or turning area to the front and approaches the **Detached Double Garage 5.36m (17'7") x 5.11m (16'9")** having electric door, loft storage, light and power points and personal door. The remainder of the front gardens are laid mostly to lawn with gravelled areas. A gate provides access to the fully enclosed **South Facing Rear Gardens** laid to lawn with borders, a patio and a cold water tap is fitted.



**Further Kitchen Aspect**



**Landing**



**Bedroom 1**



GROUND FLOOR  
APPROX. FLOOR  
AREA 585 SQ.FT.  
(54.3 SQ.M.)

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

TOTAL APPROX. FLOOR AREA 1167 SQ.FT. (108.4 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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**En-Suite**



**Bedroom 2**



**Bedroom 3**



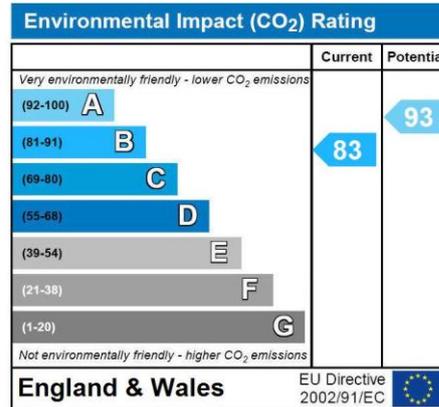
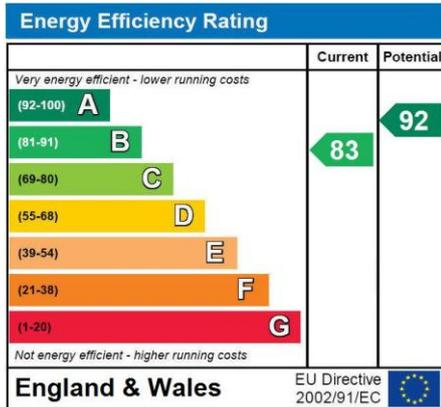
**Bedroom 4**



**Bathroom**



**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 16/7/2020

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**Telephone 01529 414488**  
**A virtual tour is available to view online at [www.markrice.co.uk](http://www.markrice.co.uk)**