

***ALDER ROAD,
SLEAFORD, NG34 7GW***



£177,500

Having undergone a total programme of improvements including New Doors, Double Glazing, New Kitchen and Bathroom together with total redecoration, an immaculate Three Bedroom Semi Detached House with Garage.

The property is located at the head of this cul-de-sac setting within this popular residential areas and also benefits from Gas Central Heating. The full accommodation comprises Entrance Hall, Ground Floor Cloakroom, 23'6 x 16'4 Lounge Diner, Superb Kitchen, Three Good Sized Bedrooms and Bathroom. Outside there is a Single Garage and drive with the option of further parking to the front if required. The property has good sized rear gardens and early viewing is recommended to avoid disappointment.

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 turn right and filter left again into London Road. Take the first turning on the left into The Blackthorns and turn left into Hawthorn Drive. Turn right into Alder Road and the property is located at the head of the cul-de-sac on the right hand side.

Composite entrance door provides access to the Hall having radiator.

Cloakroom:

Being half tiled and having low level w.c, vanity hand washbasin with mixer tap and radiator.

Lounge Diner: 7.16m (23'6") x 2.79m (9'2") extending to 4.98m (16'4") and narrowing again to 2.41m (7'11") in the dining area
Having French doors to rear garden, understairs storage cupboard, two radiators and thermostat.

Kitchen: 2.87m (9'5") x 2.44m (8'0")

Having newly fitted range of wall and base units, worktop, 1½ bowl single drainer inset sink with monobloc tap, built-in eye level double oven, inset hob, cooker hood, wall mounted gas boiler, built-in dishwasher, plumbed for automatic washing machine, ceiling downlighters and space for fridge freezer.

Stairs provide access to the **First Floor Landing** having radiator, airing cupboard and loft access.

Bedroom 1 3.81m (12'6") x 2.69m (8'10")

Having radiator.

Bedroom 2: 3.30m (10'10") x 2.90m (9'6") max

Having radiator.

Bedroom 3: 2.69m (8'10") x 2.21m (7'3")

Having radiator.

Bathroom:

Having low level w.c, vanity hand washbasin with cupboard below and mixer tap, bath with mixer tap and mains fed shower over, chrome towel radiator and tiled splashbacks.

Outside:

The property has a gravelled drive approaching the **Single Garage** with up and over door loft storage and light and power points. The lawn area to the front could be converted to further parking areas if required. The **Rear Gardens** have a paved patio, lawn, borders and a Shed.



Cloakroom



Lounge Diner



Further Aspect



Kitchen



Bedroom 1

GROUND FLOOR
APPROX. FLOOR AREA 396 SQ.FT. (36.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 374 SQ.FT. (34.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 770 SQ.FT. (71.6 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
Made with Metropix ©2020



Bedroom 2



Bathroom



Rear Garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 3/9/2020

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