

***PETERBOROUGH WAY,
SLEAFORD, NG34 8TW***



New Price £249,900

Located in this popular cul-de-sac setting and with the advantage of No Chain, a particularly well presented Four Bedroom Detached House with a Superb Garden Room. The property benefits from Gas Central Heating and Double Glazing together with UPVC Soffits and Fascias to the full accommodation comprising Entrance Hall, Lounge, Inner Reception Hall, Kitchen, Cloakroom, Dining Room being open plan to the Garden Room, Four Good Sized Bedrooms with En-Suite to the master Bedroom and Family Bathroom. There is Ample Parking to the front and a drive approaches the Integral Garage. The fully enclosed rear garden is particularly child and pet friendly and forms a private and sheltered retreat. Viewing is highly recommended by the selling agent.

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 over the Galley Hill Bridge into Lincoln Road. Take the last turning on the right hand side into York Road and turn left into Exeter Drive. At the 'T' junction turn right and turn left again into Canterbury Drive. Turn left into Peterborough Way and the property is located on the left hand side.

Double glazed entrance door provides access to the Hall having radiator. A further door provides access to the:

Lounge: 5.18m (17'0") narrowing to 4.50m (14'9") x 3.81m (12'6")
Having living flame effect gas fire with surround, bay window and two radiators.

Inner Reception Hall:

Having thermostat and double radiator.

Cloakroom:

Having low level w.c, pedestal hand washbasin with mixer tap and radiator.

Dining Room: 3.23m (10'7") x 2.51m (8'3")

Having coved ceiling and laminate floor. An arch provides access to the:

Garden Room: 3.12m (10'3") x 2.84m (9'4")

Having French doors to garden, two wall light points, ceiling light with fan, two ecologically smart heaters and laminate floor.

Kitchen: 3.61m (11'10") x 3.05m (10'0") max

Having wall and base units, worktop, understairs storage cupboard, rear entrance door, 1½ bowl single drainer inset sink with monobloc tap, plumbing for dishwasher and washing machine, tiled splashbacks, built-in oven, four ring gas hob, and tiled floor.

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

Bedroom 1: 3.73m (12'3") x 3.53m (11'7")

Having two built-in double wardrobes and radiator.

En-Suite:

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

Bedroom 2: 3.73m (12'3") x 2.64m (8'8")

Having radiator.



Lounge



Further Aspect



Dining Room



Garden Room



Kitchen

Bedroom 3: 3.91m (12'10") x 2.57m (8'5")

Having radiator.

Bedroom 4: 2.57m (8'5") x 2.46m (8'1")

Having radiator.

Family Bathroom:

Being fully tiled and having bath with mixer tap and mains fed shower over, pedestal hand washbasin with mixer tap, low level w.c, radiator, shaver point and extractor fan.

Outside:

*The front gardens have a lawn and a tarmac drive with block paving to one side provides **Parking** and approaches the **Integral Garage** having up and over door, boiler and light and power points, The **Rear Gardens** are laid to lawn with a patio, well stocked borders, **Shed**, a cold water tap, external 13 amp power point and side gate and the fences are approximately two years old.*



Further Kitchen Aspect



Bedroom 1



En-Suite



Bedroom 2



Bedroom 3



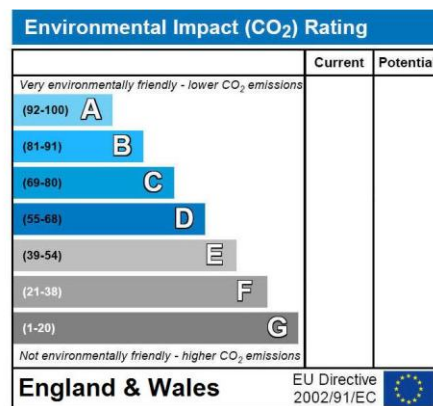
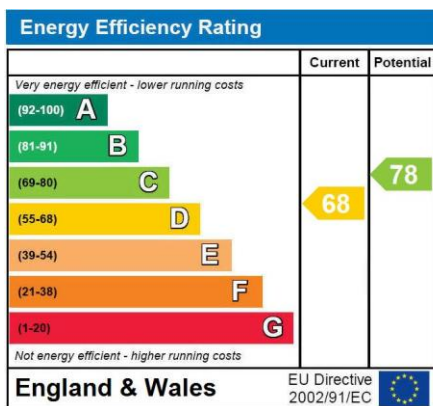
Family Bathroom

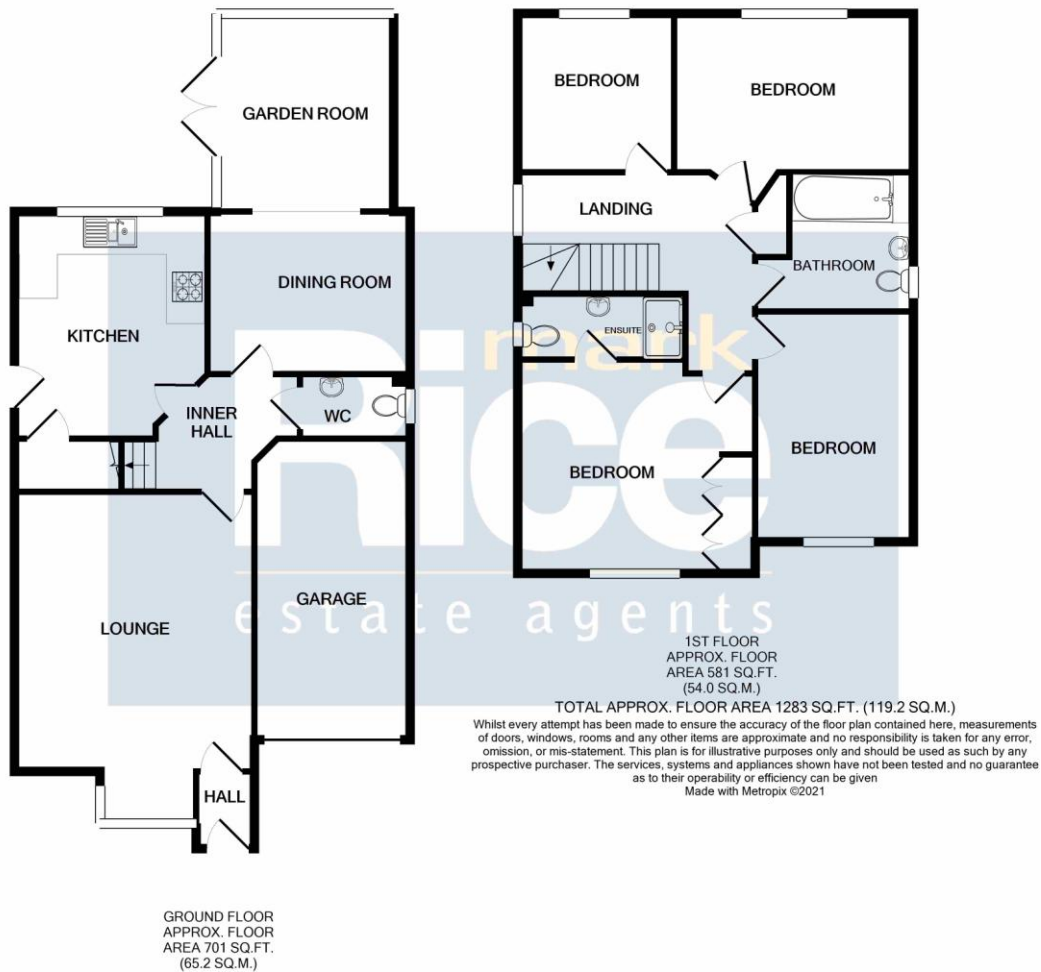


Rear Garden



Further Garden 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 23/3/2021

**Viewing Strictly by Appointment With Mark Rice Estate Agents
Telephone 01529 414488**