

***NEWTON WAY,  
SLEAFORD, NG34 7AJ***



***£140,000***

***Located on a good sized corner plot with Parking and a Garage, a Three Bedroom Semi Detached House which requires renovation. The property has Gas Central Heating and Double Glazing and is offered with No Forward Chain. The accommodation comprises Hall, Lounge, Separate Dining Room, Kitchen, Rear Lobby, Utility Room, Conservatory, Three Bedrooms and Bathroom. There are front, side and rear gardens which are particularly private and a drive approaches the Detached Garage. This property is ideal for the purchaser looking for a large project.***

**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 after the Tesco traffic lights, take the second turning on the right into Tennyson Avenue. Follow this road to the crossroads and turn right into Newton Way. The property is located on the left hand side as indicated by our 'For Sale' board.

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Double glazed entrance door with side screen provides access to the **Hall** having radiator.

**Lounge: 4.93m (16'2") x 3.15m (10'4")**

Having gas fire with back boiler, double radiator and patio doors to the:

**Conservatory: 2.51m (8'3") x 2.24m (7'4")**

Having door to garden and radiator.

**Kitchen: 4.01m (13'2") x 1.83m (6'0")**

Having wall and base units, worktop, 1½ bowl single drainer sink with monobloc tap, inset gas hob, built-in oven, cooker hood, radiator, built-in cupboard and tiled splashbacks.

**Rear Entrance Lobby:**

Having door to side and rear gardens.

**Utility Room: 2.67m (8'9") x 1.30m (4'3")**

Having low level w.c, sink, base units and tiled splashbacks.

**Dining Room: 3.00m (9'10") x 2.95m (9'8")**

Having radiator, gas fire and coved ceiling.

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

**Bedroom 1: 4.04m (13'3") x 3.12m (10'3")**

Having double radiator, airing cupboard, storage cupboard, range of built-in wardrobes and coved ceiling.

**Bedroom 2: 1.90m (6'3") extending to 2.57m (8'5") x 2.92m (9'7")**

Having radiator.

**Bedroom 3: 2.87m (9'5") x 2.06m (6'9")**

Having radiator.

**Bathroom:**

Having bath with electric shower unit over, pedestal hand washbasin, low level w.c, radiator and tiled splashbacks.



**Lounge**



**Conservatory**



**Kitchen**



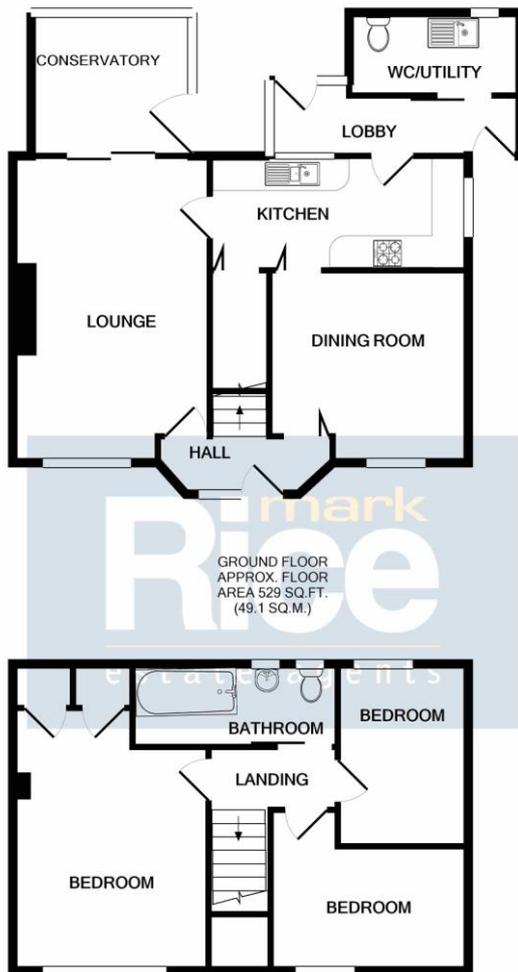
**Dining Room**



**Bedroom 1**

**Rear Garden:**

The gardens to the front of the property are laid mostly to lawn with borders with a further larger lawn to the side of the property. This leads to the **Rear Garden** with a drive leading to the **Garage** and a further lawn area.



GROUND FLOOR  
APPROX. FLOOR  
AREA 529 SQ.FT.  
(49.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 376 SQ.FT.  
(35.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 905 SQ.FT. (84.1 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



**Bedroom 2**



**Bedroom 3**



**Bathroom**



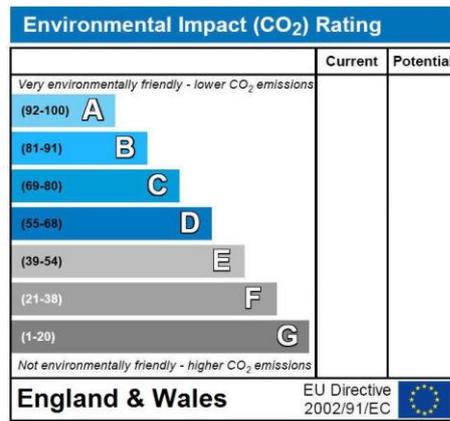
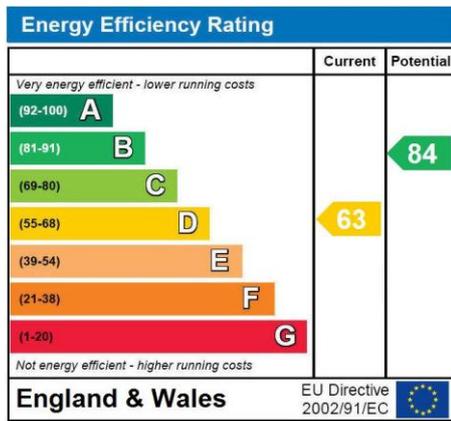
**Rear Garden**



**Further Garden Aspect**



**Garage**



**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 14/4/21

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](http://www.markrice.co.uk)