

***SPRING GARDENS,
SLEAFORD, NG34 7AU***



New Price £155,000

Located in this cul-de-sac setting convenient for the town centre, a Three Bedroom Semi Detached House with Sun Room Extension, Garage and offered with No Forward Chain. The property requires some re-decoration and modernisation and benefits from Gas Central Heating, Sealed Unit Double Glazing and UPVC Soffits and Fascias to the accommodation comprising Entrance Hall, Ground Floor Cloakroom, Lounge, Dining Room, 11'5 Sun Room, Three Bedrooms, En-Suite and Family Bathroom. Outside there are low maintenance gardens to the front and much larger than average low maintenance Rear Gardens and early 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 head North via Northgate and after the Tesco traffic lights turn left into The Drove. Take the second turning on the right hand side into Newfield Road and at the 'T' junction, turn left and proceed into Spring Gardens. 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.

Cloakroom:

Having low level w.c, hand washbasin, tiled splashbacks, and radiator.

Lounge: 3.84m (12'7") x 3.58m (11'9")

Having living flame effect gas fire with surround, radiator and coved ceiling. An arch provides access to the:

Dining Room: 2.97m (9'9") x 2.03m (6'8")

Having radiator and coved ceiling. Patio doors provide access to the:

Sun Room: 3.48m (11'5") x 2.87m (9'5") max

Having French doors to garden.

Kitchen: 2.97m (9'9") x 2.54m (8'4")

Being 'L' shaped and having wall and base units, worktop, gas hob, built-in oven, cooker hood, wall mounted gas boiler, inset sink, tiled splashbacks, plumbing for automatic washing machine, radiator and pantry cupboard.

Stairs from the Lounge provides access to the **First Floor Landing** having airing cupboard and loft access.

Bedroom 1: 3.66m (12'0") x 2.44m (8'0") extending to 3.51m (11'6")

Having radiator and built-in wardrobe cupboard with mirror sliding doors.

En-Suite:

Having separate mains fed shower, low level w.c, hand washbasin, radiator and tiled splashbacks.

Bedroom 2: 2.82m (9'3") x 1.96m (6'5") (measured to wardrobe doors)

Having radiator and built-in double wardrobe with sliding doors.

Bedroom 3: 1.96m (6'5") x 1.85m (6'1")

Having radiator.

Bathroom:

Having low level w.c, pedestal hand washbasin, tiled splashbacks, double radiator, shaver point and extractor fan.



Lounge



Dining Room



Kitchen



Sun Room

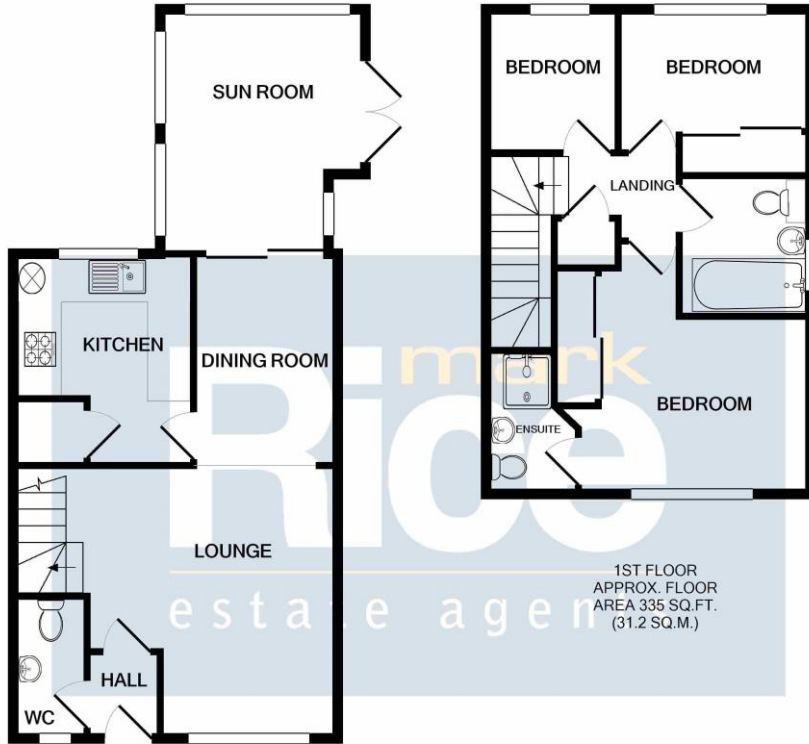


Bedroom 1

Outside:

The gardens to the front of the property are laid to border and a gate to the side provides access to the much larger than average **Rear Gardens** with patio with slate and gravelled areas, garden shed and a cold water tap is fitted.

The property has a **Garage 5.56m (18'3") x 2.90m (9'6")** within a block close to the property having up and over door and loft storage.



GROUND FLOOR
APPROX. FLOOR
AREA 436 SQ.FT.
(40.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 772 SQ.FT. (71.7 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 ©2021



En-Suite



Bedroom 2



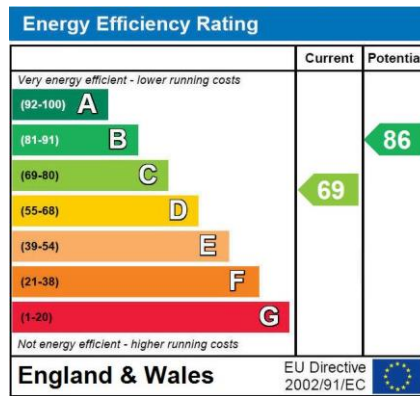
Bedroom 3



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 4/5/2021

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