

***WHEAT GROVE,
SLEAFORD, NG34 7WW***



£165,000

Located in this popular residential area within walking distance of the town centre and in a cul-de-sac setting, an immaculately presented Three Bedroom Terraced House with Parking and West facing low maintenance gardens. The property is Double Glazed and benefits from Gas Central Heating to good size accommodation comprising Entrance Hall, Cloakroom, Lounge, 15' Dining Kitchen with patio doors to the Conservatory, Three Bedrooms with En-Suite to the master bedroom and Wet Room Style Shower Room. There is Parking to the front of the property and the low maintenance gardens are particularly private and sheltered. This property is ready to move into and early viewing is advised.

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 bearing left into Boston Road. After the recreation ground, turn right into Russell Crescent and take the third turning on the right into Stephens Way. Continue into Wheat Grove and turn left into the cul-de-sac and the property is located on the right hand side as indicated by our 'For Sale' board.

Entrance door provides access to the **Hall**

Cloakroom:

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

Lounge: 4.44m (14'7") x 3.53m (11'7") max narrowing to 2.49m (8'2")

Having radiator and coved ceiling.

Dining Kitchen: 4.57m (15'0") x 2.92m (9'7")

Having wall and base units, worktop, tiled splashbacks, built-in oven, inset gas hob, cooker hood, wall mounted combination boiler, inset sink with monobloc tap, tiled splashbacks, plumbing for automatic washing machine, radiator, tiled floor, understairs cupboard and patio doors providing access to the:

Conservatory: 3.05m (10'0") x 2.06m (6'9")

Having door to garden.

Stairs from the hall provide access to the First Floor Landing having built-in cupboard and loft access.

Bedroom 1: 2.95m (9'8") x 2.74m (9'0")

Having built-in double wardrobe and radiator.

En-Suite:

Having pedestal hand washbasin, low level w.c, separate mains fed shower, radiator, extractor fan, tiled splashbacks and shaver point.

Bedroom 2: 2.57m (8'5") x 2.54m (8'4") extending to 2.87m (9'5")

Having radiator.

Bedroom 3: 2.87m (9'5") x 1.90m (6'3")

Having radiator.

Wet Room Shower Room:

Having sliding door, low level w.c, hand washbasin, electric shower unit, radiator, shaver point, extractor fan and tiled splashbacks.



Cloakroom



Lounge



Further Aspect



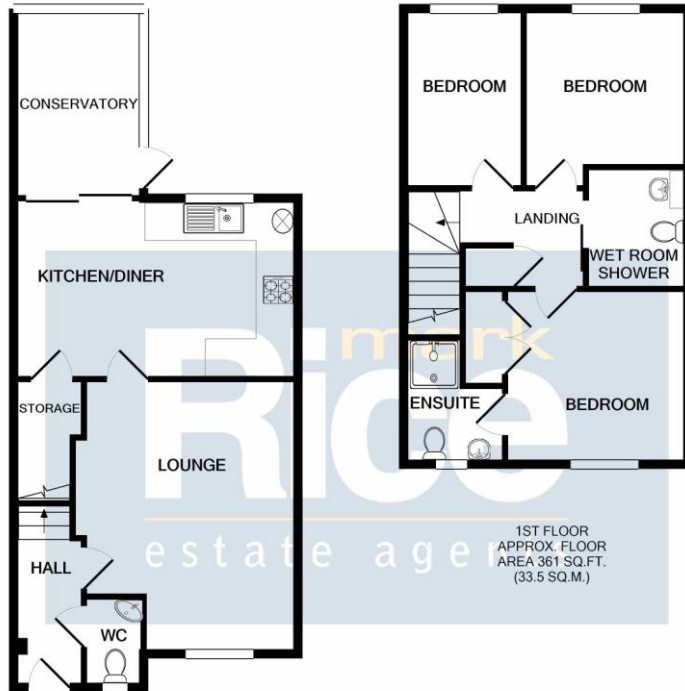
Dining Kitchen



Conservatory

Outside:

There is Parking for two cars at the front of the property and the **West Facing Rear Gardens** are fully enclosed and have rear pedestrian access and are fully paved with feature lighting.



GROUND FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(40.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 801 SQ.FT. (74.4 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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Bedroom 1



Bedroom 2



Bedroom 3



Wet Room Shower Room



Rear Garden



Further Aspect

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	85
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		
(69-80)	C		
(55-68)	D		
(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 04/08/21

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