

***BOURNE CLOSE,
SLEAFORD, NG34 7WD***



£230,000

Situated on a corner plot and located within the increasingly popular Castle Park development being close to the town centre and its amenities, a Three Bedroom Link Detached Property offered to the market with No Forward Chain. The property benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Hall, Lounge, Ground Floor Cloakroom, Kitchen Diner, Three Good Size Bedrooms with En-Suite to the master bedroom and Family Bathroom. Outside there is a block paved drive providing Parking for two vehicles and to the rear is a Fully Enclosed West Facing Rear Garden. 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 office head South and turn right into Westgate. Follow the road as it bears to the left and proceed over the level crossing into King Edward Street. Turn right into Finch Drive and take the first turning on the right into Bourne Close. The property is located on the left hand side as indicated by our 'For Sale' board.

A part glazed double glazed door provides access to the **Entrance Hall** having radiator, coved ceiling and smoke alarm.

Cloakroom:

Having low level w.c, vanity hand washbasin with monobloc tap, extractor fan and radiator.

Lounge: 4.47m (14'8") x 3.07m (10'1")

Having feature electric fire with surround, coved ceiling and radiator.

Dining Kitchen: 5.03m (16'6") x 3.15m (10'4") max

Having range of matching wall and base units with worktop over, 1½ bowl ceramic sink with monobloc tap, integrated eye level electric oven, integrated four ring gas hob with stainless steel cooker hood over, integrated dishwasher, integrated fridge and freezer, concealed wall mounted central heating boiler, downlighters, smoke alarm, tiled floor, radiator and French doors to the rear garden.

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

Bedroom 1: 3.43m (11'3") x 2.92m (9'7")

Having built-in double wardrobe and radiator.

En-Suite:

Being fully tiled and having low level w.c, vanity hand washbasin, corner shower cubicle with mains fed shower, extractor fan and heated chrome towel radiator,

Bedroom 2: 2.92m (9'7") x 2.87m (9'5") max

Having radiator.

Bedroom 3: 2.92m (9'7") x 2.03m (6'8")

Having radiator.

Bathroom:

Being fully tiled and having low level w.c, vanity hand washbasin, panelled bath with mains fed shower over, extractor fan and heated chrome towel radiator.



Lounge



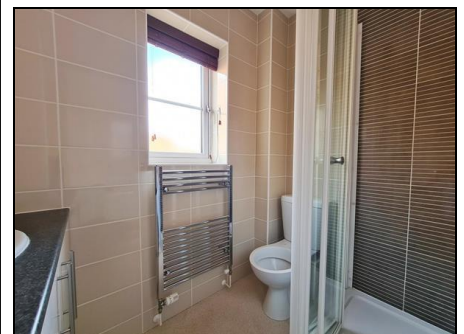
Dining Kitchen



Further Aspect



Bedroom 1



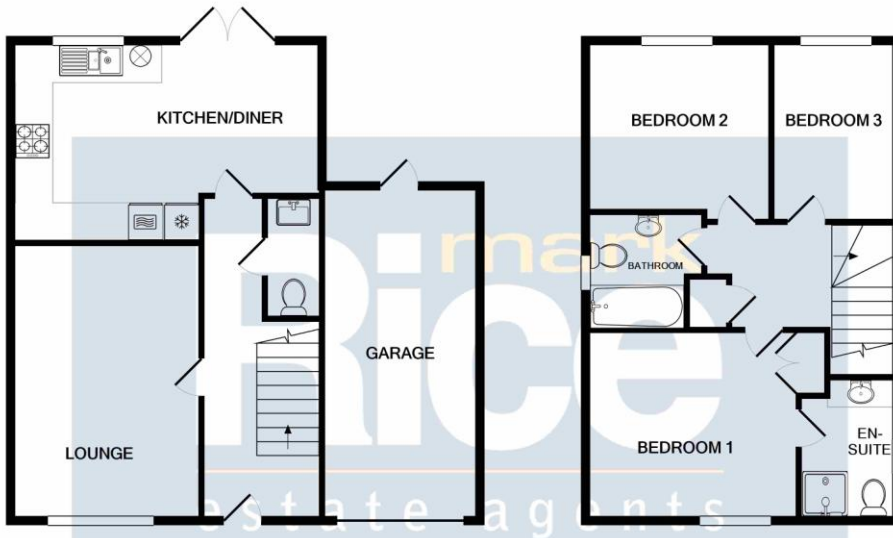
En-Suite

Outside:

A double width block paved drive provides **Parking** for two vehicles and approaches the **Single Attached Garage 5.38m (17'8") x 2.54m (8'4")** having manual up and over door, light and power points and door to the garden. The remainder of the front garden is laid to lawn with a path to the front door. A timber gate provides access to the **West Facing Rear Garden** which is mainly laid to lawn and fully enclosed by a combination of timber fencing and a brick wall, patio area and a cold water tap and 13 amp power point are fitted. A timber shed is included.

Agent's Note:

We understand there is an annual maintenance charge payable of £80.00.



GROUND FLOOR
APPROX. FLOOR
AREA 564 SQ.FT.
(52.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 417 SQ.FT.
(38.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 981 SQ.FT. (91.1 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 as to their operability or efficiency can be given
Made with Metropix ©2021



Bedroom 2



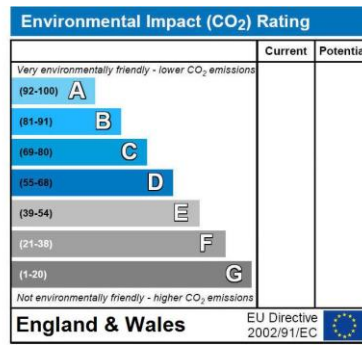
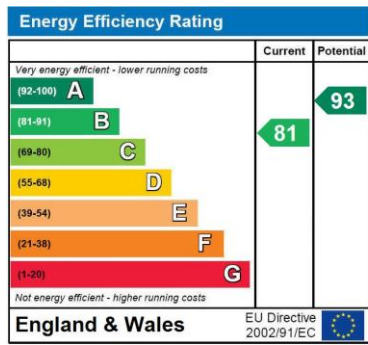
Bedroom 3



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 16/8/21

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