

***ST EDMUNDS ROAD,
SLEAFORD, NG34 7LS***



£390,000

Located in this sought after area of Sleaford between Grantham Road and London Road, and with Good Sized Gardens is this Extended and Particularly Well Presented and Maintained Four Bedroom Detached House Providing Good Sized Family Accommodation within a Non-Estate position. Only from viewing can full appreciation of the size of accommodation available be fully appreciated which benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall with Reception Hall off, Living room, study, 23' Lounge Diner, 19'2" Kitchen Diner, Ground Floor Cloakroom, Utility Room, Four Good Sized Bedrooms to the first floor together with bathroom with free standing claw foot bath, and good sized En-suite. Ample Parking is provided to the front of the property which also has a 21'5" Garage and the Rear Gardens are a particular feature.

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 right into Boston Road heading towards Handley Monument. Filter left and after the level crossing turn right into Grantham Road. Take the third turning on the left into St Edmunds Road and the property is located on the left hand side as indicated by our 'For Sale' board.

Entrance door provides access to the Entrance Hall having radiator.

Study: 2.26m (7'5") x 2.21m (7'3")

Having bay window and radiator.

Living Room: 3.66m (12'0") x 3.28m (10'9")

Having walk-in bay window and radiator

Cloakroom: 2.62m (8'7") x 1.93m (6'4")

Having low level w.c, vanity hand washbasin with mixer tap, built-in cupboard, extractor fan and tiled floor.

Lounge Diner: 7.01m (23'0") x 3.56m (11'8") Narrowing to 3.35m (11'0")

Having French doors to rear garden, open fire place with decorative surround, two radiators and window to side.

Dining Kitchen: 5.84m (19'2") x 4.11m (13'6") Narrowing to 3.56m (11'8")

Having French doors to rear garden. A range of matching wall and base units with wooden worktop over, 1 1/2 bowl single drainer inset sink with monobloc tap, space for range cooker, plumbing for dishwasher, wine rack, tiled floor, ceiling down lighters, breakfast bar, two radiators and coved ceiling.

Utility Room: 2.82m (9'3") x 2.03m (6'8")

With further door recess.

Having door to garage, door to rear garden, worktop, wall mounted gas boiler and space and plumbing for washing machine.

Stairs from the reception hall provide access to the **First Floor Landing** having feature window to half landing, radiator and loft access.

Bedroom 1: 3.84m (12'7") x 3.07m (10'1")

Having two windows, radiator, and lobby area with door to landing provides access to the En-suite.



Study



Living Room



Cloakroom



Lounge Diner



Kitchen

En-Suite 2.51m (8'3") x 2.29m (7'6")

Having low level w.c, vanity hand washbasin with mixer taps and cupboards below, separate shower cubicle and heated chrome towel radiator.

Bedroom 2: 3.96m (13'0") x 3.58m (11'9")

Having window to rear and radiator.

Bedroom 3: 3.66m (12'0") x 3.28m (10'9")

Having radiator.

Bedroom 4: 3.43m (11'3") x 2.24m (7'4")

Having further door recess, loft hatch and radiator.

Bathroom: 2.51m (8'3") x 2.46m (8'1")

Having decorative 1/2 tiling, low level w.c, pedestal hand washbasin, free standing claw foot bath with Victorian style mixer taps and shower attachment, corner mounted separate shower cubicle, radiator and airing cupboard.

Outside:

The front gardens are paved for ease of maintenance and to provide ample parking spaces which in turn approach the **Attached Garage 6.53m (21'5") x 2.95m (9'8")** with up and over door, light and power points, and door to Utility Room. The rear gardens are laid mostly to lawn with well stocked borders, patio area and a number of trees and shrubs.



Further Aspect



Further Aspect



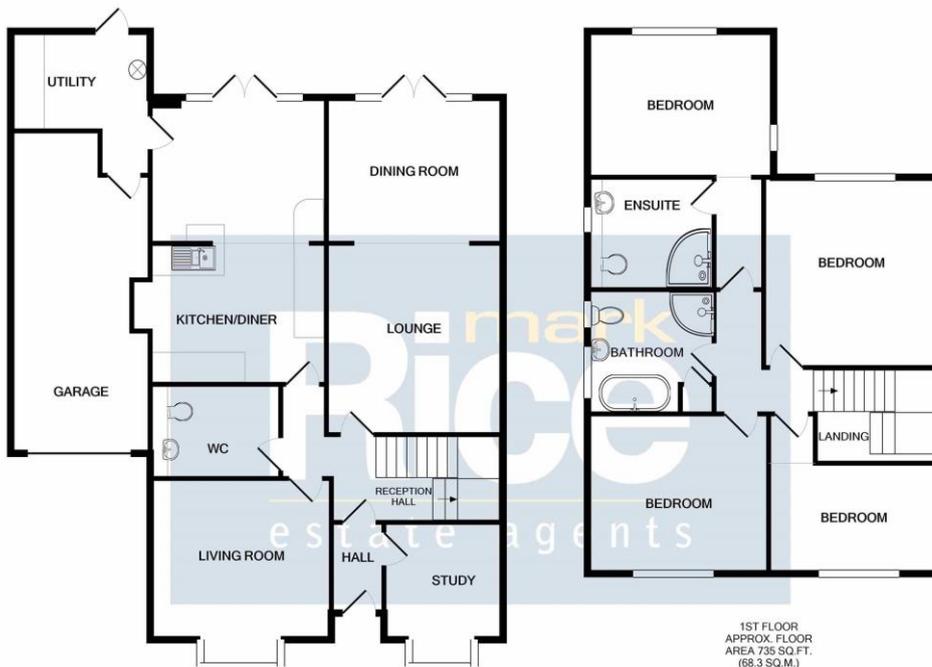
Bedroom 1



En-Suite



Bedroom 2



GROUND FLOOR
APPROX. FLOOR
AREA 1110 SQ.FT.
(103.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 735 SQ.FT.
(68.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1845 SQ.FT. (171.4 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 3



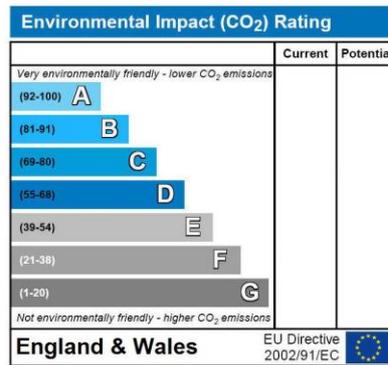
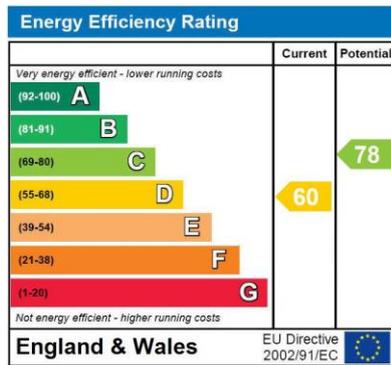
Bedroom 4



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 25/09/21

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