

***BOSTON ROAD,
SLEAFORD , NG34 7HU***



£220,000

An excellent opportunity to purchase a Two Bedroom Detached Bungalow, located in this sought after area within easy walking distance of the town centre. The bungalow is offered with No Forward Chain and has Ample Parking, Garage, and a good size South Facing Rear Garden. Benefits include Gas Central Heating and Double Glazing to the full accommodation comprising Reception Hall, Lounge, Two Double Bedrooms, 12'2 Dining Kitchen with 11'8 Conservatory off and Shower Room. A drive provides Ample Parking to the front which leads to the Garage and there is a Store behind the garage which could be converted to an En-Suite from bedroom 1 (subject to the necessary permissions). Early viewing of this bungalow 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 follow the one way system past the Market Place turning right into Carre Street and bear left into Boston Road. The property is located on the right hand side after the recreation ground.

A double glazed entrance door provides access to the **Reception Hall** having radiator.

Lounge: 4.57m (15'0") x 3.45m (11'4")

Having living flame effect gas fire with surround, double radiator, large picture window and coved ceiling.

Dining Kitchen: 3.71m (12'2") x 3.63m (11'11")

Having range of wall and base units, worktop, wall mounted combination boiler, inset sink, tiled floor, radiator, extractor fan, space for cooker and french doors providing access to the:

Conservatory: 3.56m (11'8") x 2.36m (7'9")

Having door to garden, plumbing for automatic washing machine and vent for tumble dryer.

Bedroom 1: 3.61m (11'10") x 3.58m (11'9")

Having built-in wardrobe with sliding doors, wall light point and radiator.

Bedroom 2: 3.71m (12'2") x 2.64m (8'8")

Having radiator and coat hooks.

Shower Room:

Being half tiled and having linen cupboard, shower cubicle with electric unit, pedestal hand washbasin, low level w.c, tiled floor and white towel radiator.

Outside:

The gardens to the front of the property are laid to lawn with borders and a drive provides **Ample Parking** to the front and approaches the **Attached Garage 5.00m (16'5") x 2.26m (7'5")** having up and over door and a cold water tap. A further door provides access to the **Store 2.46m (8'1") x 2.26m (7'5")** with further door to the garden. The **South Facing Rear Garden** is laid mostly to lawn with borders and a patio.



Lounge



Dining Kitchen



Conservatory



Bedroom 1



Bedroom 2



TOTAL APPROX. FLOOR AREA 942 SQ.FT. (87.5 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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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	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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 17/1/2022

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