

***GLOUCESTER CLOSE,
SLEAFORD, NG34 8TE***



Offers Over £270,000

Located in this small cul-de-sac setting within this popular residential area to the North of the town, a much improved and well presented Detached House with Low Maintenance Gardens and offering good sized family accommodation throughout. The house is Double Glazed and benefits from Gas Central Heating to the full accommodation comprising Hall, Lounge, Dining Room, 17'1 x 10'2 'P' Shaped Conservatory, Kitchen, Utility Room, Cloakroom, Integral Garage, Four Bedrooms with En-Suite to the master bedroom and Family Bathroom. The property has a low maintenance front garden and the rear gardens have also been designed with low maintenance in mind. Early viewing is highly recommended to appreciate the size of accommodation on offer.

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 and after the Tesco traffic lights proceed over the Galley Hill Bridge and enter Lincoln Road. Take the second turning on the right into York Road and turn left into Exeter Drive. At the 'T' junction in Durham Avenue turn right and immediately left into Canterbury Drive. Turn left into Peterborough Way and Gloucester Close is the second cul-de-sac on the right hand side.

Double glazed entrance door and side screen provides access to the **Hall** having radiator.

Lounge: 4.09m (13'5") extending to x **4.78m (15'8")** (into bay window) x **4.01m (13'2")** max

Having bay window, double radiator and fireplace surround.

Dining Room: 3.12m (10'3") x **2.74m (9'0")**

Having radiator and patio doors to the:

'P' Shaped Conservatory: 5.21m (17'1") x **3.10m (10'2")** narrowing to **1.88m (6'2")**

Having radiator, tiled floor and French doors to rear garden.

Kitchen: 3.12m (10'3") x **2.77m (9'1")**

Having wall and base units, under stair storage cupboard, worktop, 1½ bowl enamel single drainer sink with monobloc tap, space for cooker, cooker hood, tiled splashbacks and tiled floor.

Utility Room: 1.96m (6'5") x **1.73m (5'8")**

Having further door recess and double glazed rear entrance door, worktop, plumbing for washing machine, tiled splashbacks and space for fridge freezer.

Cloakroom:

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

A door from the Kitchen provides access to the **Integral Garage 5.03m (16'6")** x **2.54m (8'4")** having up and over door, boiler, and light and power points.

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

Bedroom 1: 3.89m (12'9") x **4.01m (13'2")** narrowing to **3.20m (10'6")**

Having radiator.



Lounge



Dining Room



Conservatory



Kitchen



Cloakroom

En-Suite:

Having corner mounted low level w.c, vanity hand washbasin with built-in cupboards, separate shower cubicle with mains fed shower and radiator.

Bedroom 2: 3.28m (10'9") x 2.57m (8'5")

Having radiator and coved ceiling.

Bedroom 3: 2.90m (9'6") x 2.44m (8'0") narrowing to 1.90m (6'3")

Having radiator.

Bedroom 4: 2.57m (8'5") x 2.49m (8'2")

Having radiator.

Bathroom:

Having low level w.c, pedestal hand washbasin with mixer tap, spa bath with side mixer tap and mains fed shower over, chrome towel radiator and tiled splashbacks.

Outside:

A block paved drive provides Parking for two vehicles side by side and approaches the garage. The remainder of the front garden is gravelled with a range of bushes and shrubs. A gate provides access to the **Rear Garden** which is laid mostly to gravel for ease of maintenance with raised borders, Shed, central patio area and an external power point is installed.



Bedroom 1



En-Suite



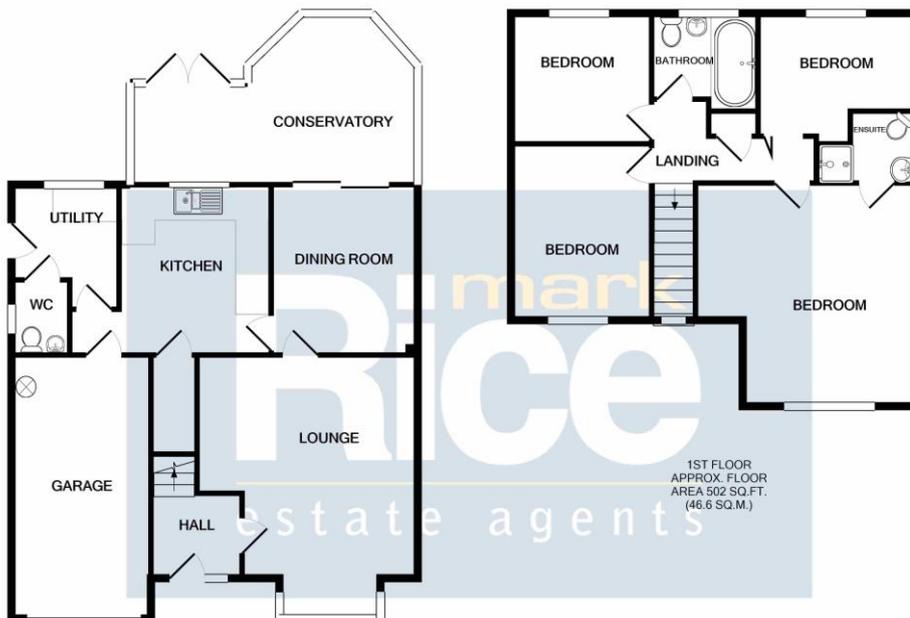
Bedroom 2



Bedroom 3



Bedroom 4



GROUND FLOOR
APPROX. FLOOR
AREA 749 SQ.FT.
(69.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1251 SQ.FT. (116.2 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 ©2022



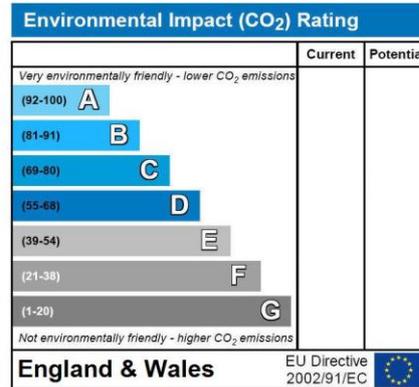
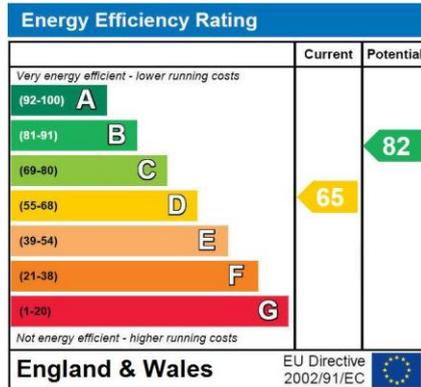
Bathroom



Rear Garden



Further Garden Aspect



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 22/2/22

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