

**DRAFT**

***SMEETON COURT,  
SLEAFORD, NG34 8TT***



**£160,000**

*Situated in a quiet and small Cul-De-Sac and having much Larger Than Average Rear Gardens, a Much Improved and Immaculate Two Bedroom Bungalow with Drive, New Kitchen and Bathroom, and purpose built Log Cabin within the gardens. The bungalow is located within this popular residential area being close to local amenities, and has the advantage of No Onward Chain, Gas Central Heating, and Double Glazing. Due to the Corner Plot setting, the Rear Gardens open out to both sides of the property to form a particularly Private and Sheltered Retreat. The full accommodation comprises Entrance Hall, Lounge, Two Bedrooms, 14'6" Dining Kitchen, Refitted Bathroom with separate shower, whilst outside a Tandem Drive within the Cul-De-Sac providing Off Road Parking, and a Log Cabin which could be used as a Summer House or Home Office, together with a shed within the rear gardens. This is a recently renovated property which needs to be viewed to fully appreciate the standard of accommodation and location.*

**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:**

Travelling from our offices head North via Northgate and proceed past Tesco's and over Galley Hill Bridge into Lincoln Road. Take the second turning on the right into York Road and take the third turning on the left into Woodside Avenue. Turn right into Dawson Road, left into Rudkin Drive, and left again into Smeeton Court. The property is located on the right hand side as indicated by our 'For Sale' board.

Double glazed entrance door provides access to the **Hall** having built-in cupboard.

**Lounge: 4.39m (14'5") x 4.42m (14'6")**

Having coved ceiling and radiator.

**Dining Kitchen: 4.42m (14'6") x 2.51m (8'3")**

Having a good range of wall and base units including two display units, worktop, single composite drainer sink with monobloc tap, eye level double electric oven, inset gas hob with cooker hood over, integral fridge freezer, space and plumbing for washing machine, radiator, down lighters, coved ceiling, tiled floor, and double glazed rear entrance door.

**Bedroom 1: 3.58m (11'9") x 2.54m (8'4")**

Having coved ceiling and radiator.

**Bedroom 2: 2.49m (8'2") x 1.73m (5'8")** Extending to 2.31m (7'7") into bay.

Having coved ceiling and radiator.

**Bathroom:**

Being fully tiled and having low level w.c, vanity hand washbasin with monobloc tap, bath, separate shower cubicle with mains fed shower and heated chrome towel radiator.

**Outside:**

The drive for the property is located within the Cul-De-Sac and the front gardens are laid mostly to lawn, with a gate providing access to the rear gardens which have a full length patio adjacent to the property, with external 13amp power points, retaining wall with steps providing access to the lawn with borders, further patio/shed area with power supply.

**Log Cabin: 2.49m (8'2") x 2.06m (6'9")**

To the Eastern elevation of the property is a further large paved area housing the summerhouse/home office having light and power points, two double glazed French doors, and **adjoining shed/store 2.06m (6'9") x 1.45m (4'9")** having double glazed window and door, lights and power points.



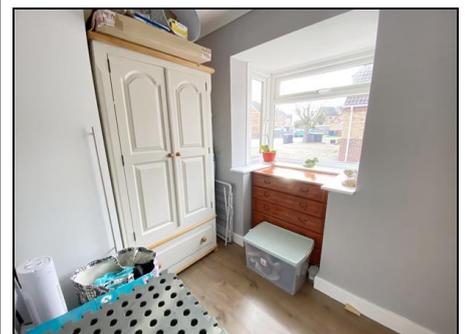
**Lounge**



**Dining Kitchen**



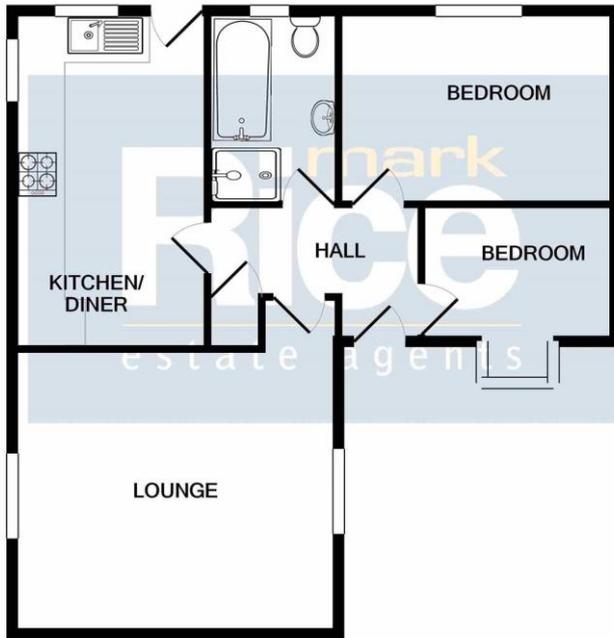
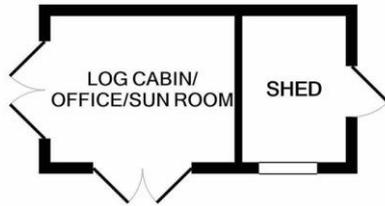
**Bedroom 1**



**Bedroom 2**



**Bathroom**



TOTAL APPROX. FLOOR AREA 628 SQ.FT. (58.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Rear Garden



Further Aspect



Log Cabin



Further 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 17/03/22*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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