

**DRAFT**

**WINCHESTER WAY,  
SLEAFORD, NG34 8WH**



***New Price* £220,000**

*Located to the North of the town in one of the most popular residential areas, a much improved Three Bedroom Detached House with enclosed South Facing Gardens, Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Lounge, Separate Dining Room, Kitchen, Conservatory, Three Bedrooms and Re-Fitted Bathroom. There is a low maintenance garden to the front together with a drive providing Ample Parking and the Rear Garden is particularly private and sheltered. 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 offices proceed North through Northgate past the Tesco traffic lights and proceed over Galley Hill Bridge into Lincoln Road. Take the second turning on the right into York Road and turn left into Exeter Drive. At the 'T' junction turn right and left into Canterbury Drive and at the next 'T' junction turn right into Winchester Way. The property is located on the right hand side as indicated by our 'For Sale' board.

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Double glazed entrance door provides access to the Hall having radiator.

**Lounge: 4.44m (14'7") x 4.01m (13'2")**

Having fireplace surround, solid wood floor, double radiator. Double doors provide access to the:

**Dining Room: 2.87m (9'5") x 2.18m (7'2")**

Having radiator, laminate floor, coved ceiling and French doors to the:

**Conservatory: 2.18m (7'2") x 2.06m (6'9")**

Having door to garden.

**Kitchen: 2.87m (9'5") x 2.08m (6'10")**

Having range of wall and base units, worktop, built-in oven inset gas hob, cooker hood, 1½ bowl single drainer inset sink with monobloc tap, chrome towel radiator, plumbed for automatic washing machine, tiled splashbacks, tiled floor and double glazed rear entrance door.

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

**Bedroom 1: 3.86m (12'8") x 2.51m (8'3")**

Having radiator.

**Bedroom 2: 3.12m (10'3") x 2.49m (8'2")**

Having built-in cupboard and radiator.

**Bedroom 3: 2.31m (7'7") x 1.88m (6'2")**

Having built-in cupboard and radiator.

**Bathroom:**

Being fully tiled and having vanity hand washbasin with mixer tap and cupboard below, low level w.c, 'P' shaped jacuzzi bath with side taps and electric shower unit and chrome towel radiator.

**Outside:**

The garden to the front of the property is mainly slabbed and gravelled for ease of maintenance and a block paved drive continues alongside the



**Lounge**



**Kitchen**



**Bedroom 1**



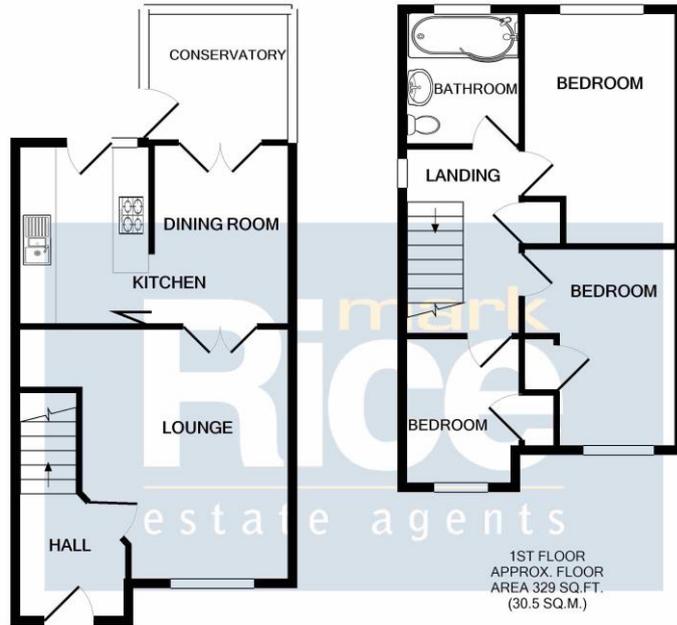
**Bedroom 2**



**Bathroom**

property to provide **Ample Parking**. The **Fully Enclosed Rear Garden** is South Facing and laid mostly to lawn with a patio adjacent to the house.

There is a log cabin in the garden which is not included in the sale.



GROUND FLOOR  
APPROX. FLOOR  
AREA 380 SQ.FT.  
(35.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 709 SQ.FT. (65.8 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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**Rear Garden**



**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 25/4/22

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