

***DURHAM AVENUE,
SLEAFORD, NG34 8UD***



£250,000

Located within this small cul-de-sac setting to the North of the town, so convenient for the by-pass, a Three Bedroom Detached Bungalow which now provides superb, high spec accommodation. The bungalow has a good size enclosed Garden together with a drive providing Ample Parking and the full accommodation comprises Lounge with Store off, Three Bedrooms, Re-Fitted Bathroom with separate shower, Kitchen with Conservatory off and an Attached Garage. Early 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 office head North and proceed over the Galley Hill Bridge and enter Lincoln Road. Take the last turning on the right into York Road and turn left into Exeter Drive. At the 'T' junction turn left into Durham Avenue and the property is located on the right hand side as indicated by our 'For Sale' board.

Hall:

A double glazed entrance door provides access to the:

Kitchen: 3.48m (11'5") x 2.67m (8'9")

Having wall and base units, wooden worktops, eye level double oven, fridge freezer, inset sink with monobloc tap, halogen hob, cooker hood and pelmet lighting. French doors provide access to the Conservatory.

Conservatory: 3.20m (10'6") x 2.67m (8'9")

Having French doors to garden and electric fire.

Lounge: 5.11m (16'9") x 3.51m (11'6")

Having two radiators and electric fire.

Store Off: 1.85m (6'1") x 0.81m (2'8")

Having wall cupboard.

Bedroom 1: 3.66m (12'0") x 2.64m (8'8")

Having radiator.

Bedroom 2: 2.51m (8'3") x 2.44m (8'0")

Having radiator.

Bedroom 3: 2.62m (8'7") x 2.51m (8'3")

Having radiator and built-in cupboard.

Bathroom:

Being fully tiled and having separate shower unit with mains fed shower, bath with side taps, low level w.c, pedestal hand washbasin with mixer tap and chrome towel radiator.

Outside:

The gardens to the front are laid mostly to lawn with a **Parking Area** to the front and a long drive continues alongside the property to provide further parking and approach the **Garage 5.11m (16'9") x 2.62m (8'7")** having up and over door, light and power points and personal door to the rear garden. The **Rear Garden** is laid mostly to lawn with well stocked borders, patio areas and a Summer House and Shed are included. Two cold water tap



Hall



Kitchen



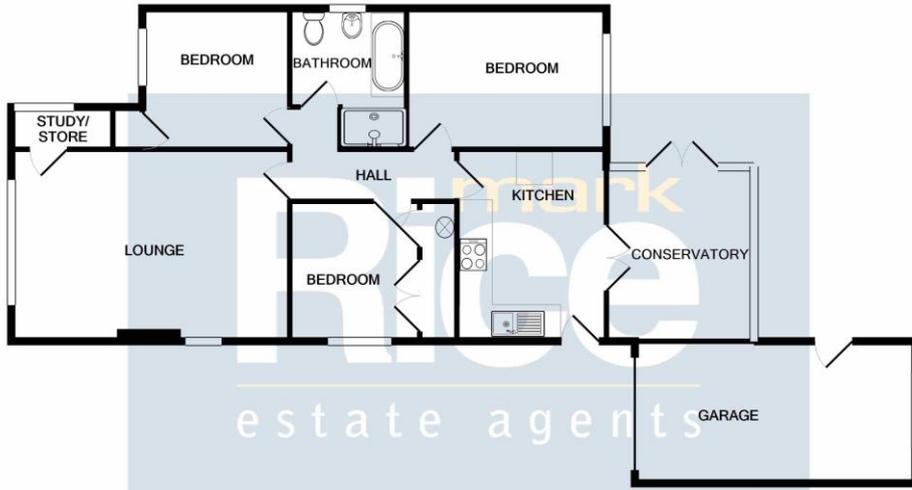
Further Aspect



Conservatory



Further Aspect



TOTAL APPROX. FLOOR AREA 909 SQ.FT. (84.5 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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Lounge



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



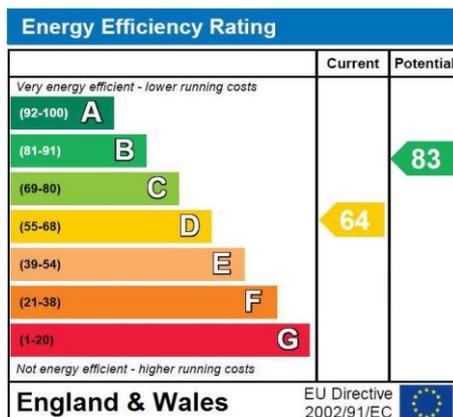
Further Bathroom Aspect



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 11/5/22

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