

DRAFT

***PARK AVENUE,
SLEAFORD, NG34 7JJ***



£230,000

Located in this well established and popular residential area just off Boston Road, close to the recreation ground and within walking distance of the town centre, a well presented Two Bedroom Detached Bungalow with Ample Off Road Parking, Modern Kitchen and offered with No Forward Chain. The property further benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Entrance Hall, Lounge, Two Bedrooms, Kitchen Diner, Conservatory and Bathroom. Outside the drive approaches the Timber Garage and the Rear Garden is fully enclosed and South Facing. Early viewing of this property is strongly recommended to fully appreciate its location and overall condition.

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, follow the one way system past the Market Place turning right into Carre Street and bearing left into Boston Road. After the recreation ground, turn right and right again into Russell Crescent. Take the first turning on the right into Park Avenue and the property is located on the left hand side.

Part glazed double glazed door provides access to the **Entrance Hall** having loft hatch with ladder, smoke alarm, coved ceiling, thermostat and radiator.

Lounge: 4.19m (13'9") x 3.45m (11'4")

Having electric fire with surround, coved ceiling and radiator.

Kitchen Diner: 3.68m (12'1") x 3.51m (11'6")

Having range of matching wall and base units with worktop over, 1/2 bowl single drainer sink with monobloc tap, space for Range cooker with stainless steel cooker hood over, concealed wall mounted combination Worcester/Bosch boiler, tiled splashbacks, integrated fridge freezer, integrated dishwasher, integrated washing machine, tiled floor, coved ceiling, radiator and French doors to the:

Conservatory: 5.89m (19'4") x 2.67m (8'9")

Having radiator and French doors to the rear garden.

Bedroom 1: 3.58m (11'9") x 3.51m (11'6")

Having range of fitted wardrobes and bedroom furniture, coved ceiling and radiator.

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

Having coved ceiling and radiator.

Bathroom:

Having low level w.c, vanity hand washbasin with mixer tap, panelled bath, separate shower cubicle with mains fed unit, hand rail, mermaid board, tiled splashbacks, tiled floor, extractor fan, coved ceiling and radiator.

Outside:

A block paved drive provides Ample Parking and approaches the **Detached Timber Garage**. The remainder of the front garden is laid to lawn with gravelled areas. A wrought iron gate provide access to the **South Facing Rear Garden** with a block paved patio area extending from the driveway, lawn, well stocked borders with various flowering plants and hedging, all enclosed by timber fencing, and a water butt and potting shed are included.



Lounge



Kitchen Diner



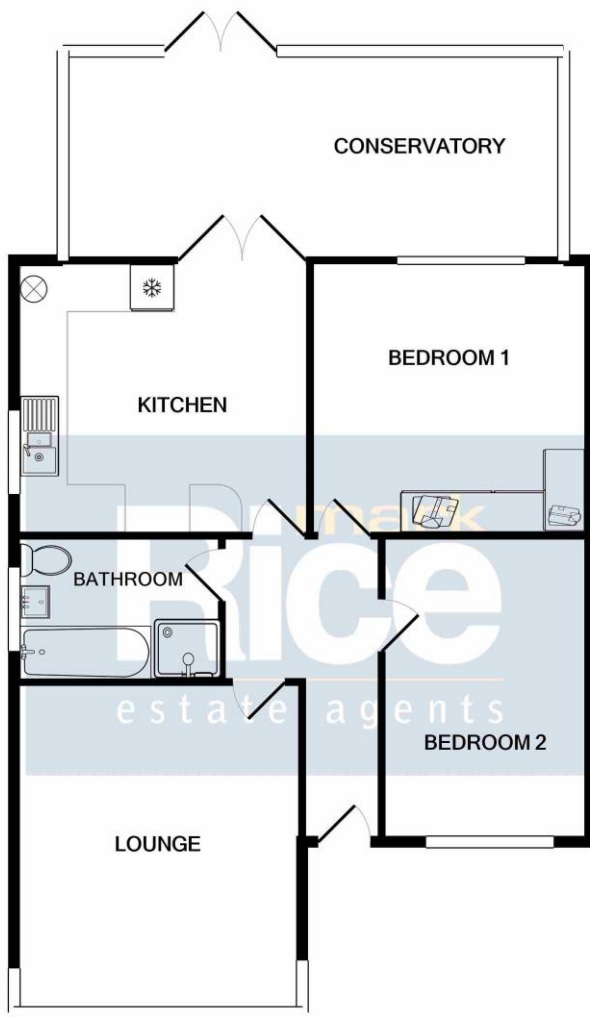
Further Aspect



Conservatory



Bedroom 1



TOTAL APPROX. FLOOR AREA 850 SQ.FT. (79.0 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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Bedroom 2



Bathroom



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 16/5/22

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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