

DRAFT

***SWALLOW CLOSE,
SLEAFORD, NG34 7UU***



£230,000

Located within the ever popular 'Birds' development and with the advantage of No Forward Chain, a well presented Three Bedroom Detached House with Two Reception Rooms, Garage and a Low Maintenance Rear Garden. The property further benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Entrance Hal, Cloakroom, Lounge, Dining Room, Kitchen, Three Bedrooms with En-Suite to the master bedroom and Family Bathroom. Outside a drive provides Parking and approaches the Single Garage and the Rear Garden has a large patio area, perfect for al fresco dining. Early viewing is highly recommended to appreciate the location of this property.

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 South and turn right into Westgate. Follow the road as it bears to the left into Castle Causeway and continue over the level crossing into King Edward Street. Take the first turning on the right into Finch Drive and take the fourth turning on the left into Dove Close. Take the next left turn into Swallow Close and the property is located on the left hand side as indicated by our 'For Sale' board.

A part glazed double glazed door provides access to the Entrance Hall having coved ceiling, smoke alarm and radiator.

Cloakroom:

Having low level w.c, hand washbasin with monobloc tap, coved ceiling and radiator.

Lounge: 4.57m (15'0") x 3.28m (10'9")

Having feature electric fire with surround, coved ceiling, patio doors to garden and radiator.

Dining Room: 2.59m (8'6") x 2.49m (8'2")

Having coved ceiling and radiator.

Kitchen: 2.77m (9'1") x 2.59m (8'6")

Having range of matching wall and base units with worktop over, single drainer inset sink with monobloc tap, single electric oven, inset four ring gas hob with stainless steel cooker hood over, tiled splashbacks, space and plumbing for washing machine, space for under counter fridge, space for fridge freezer, wall mounted combination boiler, side entrance door and coved ceiling.

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

Bedroom 1: 3.56m (11'8") x 2.64m (8'8")

Having coved ceiling and radiator.

En-Suite:

Being half tiled and having low level w.c, feature glass bowl hand basin with monobloc tap, corner shower cubicle with mains fed unit, extractor fan, shaver point, coved ceiling and radiator.

Bedroom 2: 3.10m (10'2") x 2.26m (7'5")

Having coved ceiling and radiator.

Bedroom 3: 2.31m (7'7") x 2.29m (7'6") max

Having coved ceiling and radiator.



Lounge



Dining Room



Kitchen



Bedroom 1



En-Suite

Bathroom:

Being three quarter tiled and having low level w,c vanity hand washbasin with monobloc tap, panelled bath with mains fed shower over, chrome towel radiator, coved ceiling, shaver point and extractor fan.

Outside:

A tarmac drive provides **Off Road Parking** and the remainder of the front garden is laid to lawn with gravelled borders. A paved path provides access to the front door. Double timber gates provide access to the rear garden with a further parking area and approaching the **Single Detached Garage 4.98m (16'4") x 2.46m (8'1")** having up and over manual door, light and power points. The **Rear Garden** is mainly laid to patio with gravelled areas for ease of maintenance and is fully enclosed by a combination of hedging and timber fencing. A security light, cold water tap and external power point are fitted.



Bedroom 2



Bedroom 3



Bathroom



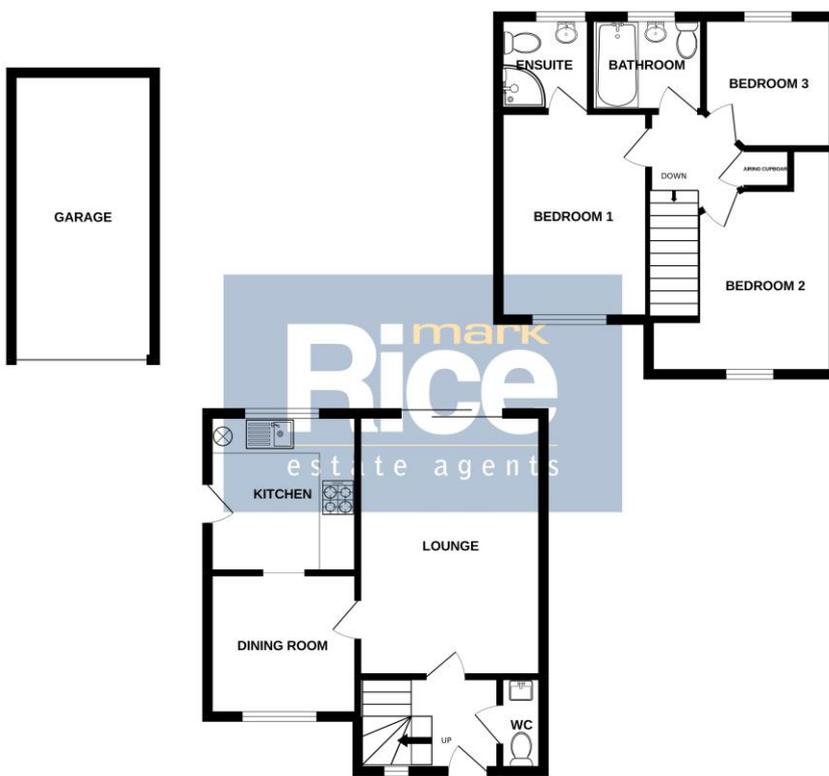
Rear Garden



Further Aspect

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.

1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 853 sq.ft. (79.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 8/6/22

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