

***MEADOWFIELD,
SLEAFORD, NG34 7AZ***



£260,000

Located on a much larger than average corner plot within this popular residential area convenient for the town centre, an Extended Four Bedroom Detached House with the advantage of No Chain. The property benefits from Gas Central Heating and Double Glazing and has good size and versatile accommodation comprising Entrance Hall, Lounge, 21'6 Dining Kitchen, Sun Room, Rear Lobby, Cloakroom, Utility Room, Four Bedrooms and Shower room. A drive provides Parking and approaches the Integral Garage and the gardens have a number of areas which provide a high degree of privacy. A little updating may be required, however this would be a superb property hence 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 after the Tesco traffic lights turn left into The Drove. Take the first turning on the right and the property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the Hall having double radiator, built-in cupboard, thermostat and wall light point.

Lounge: 5.56m (18'3") x 3.25m (10'8")

Having large window to front, living flame effect gas fire with stone fireplace and wooden mantle, two radiator, wall light point and French doors to the garden.

Dining Kitchen: 6.53m (21'5") x 3.73m (12'3") narrowing to 1.90m (6'3")

Having range of wall and base units, worktop, tiled splashbacks, built-in cupboard, gas hob, cooker hood, built-in oven, inset sink, double radiator and space for appliances. A sliding door provide access to the:

Sun Room: 3.40m (11'2") x 2.90m (9'6")

Having double radiator, wall light point and two large picture windows.

A further door provides access to the **Rear Lobby** with a double glazed door to the:

Separate W.C having low level w.c.

Utility Room: 2.24m (7'4") x 1.63m (5'4")

Having wall and base units, sink, Baxi wall heater and tiled splashbacks.

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

Bedroom 1: 4.67m (15'4") x 2.95m (9'8")

Having radiator.

Bedroom 2: 3.71m (12'2") x 3.28m (10'9")

Having radiator.

Bedroom 3: 3.51m (11'6") x 3.35m (11'0") narrowing to 2.57m (8'5")

Having radiator.

Bedroom 4: 3.28m (10'9") x 2.01m (6'7")

Having radiator and night storage heater.



Lounge



Dining Kitchen



Sun Room



Kitchen



Bedroom 1

Shower Room: 3.28m (10'9") x 2.01m (6'7")

Having separate mains fed shower, low level w.c, pedestal hand washbasin, white towel radiator, tiled splashbacks and shaver point with light.

Outside:

Double opening gates provide access to the block paved drive which in turn approaches the **Garage 4.44m (14'7") x 3.05m (10'0")** having up and over door, gas boiler, light and power points and plumbing for washing machine. The garden to the front of the property is mostly laid to lawn with borders and a cold water tap is fitted. The **Rear Garden** has a patio, pond and borders and there is a further section of garden which is mostly paved with Sheds and a Greenhouse.



Bedroom 2



Bedroom 3



Bedroom 4



TOTAL FLOOR AREA: 1458 sq.ft. (135.5 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 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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Shower Room



Rear Garden



Further Garden Aspect



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 13/6/22

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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