

***YORK ROAD,  
SLEAFORD, NG34 8UA***



***New Price £235,000***

***A particularly well presented and maintained Three Bedroom Detached Bungalow with a South Facing, Landscaped Rear Garden, Large Block Paved Drive providing ample parking and a Side Porch/Utility extension. The property is located to the North of the town and is convenient for local amenities whilst offering easy access out of Sleaford. The property further benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Entrance Hall, Lounge Diner, Inner Hall, Kitchen, Three Good Sized Bedrooms Shower Room and Brick Built Porch/Utility Area. The property has undergone a scheme of improvements through the years including a Re-Fitted Kitchen and Shower Room and Full Redecoration and to fully appreciate the presentation of this wonderful bungalow, early viewing is strongly recommended.***

**Location:**

Sleaford is an expanding Market Town with amenities to cater for most day to day needs and has 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:**

Travelling North from our offices, proceed into Northgate and over Galley Hill Bridge into Lincoln Road. take the second turning on the right hand side into York road and the property is located on the right hand side as indicated by our 'For Sale' board.

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A double glazed entrance door provides access to the Hall having cupboard off.

**Lounge: 5.18m (17'0") x 3.48m (11'5")**

Having gas fire, coved ceiling and two radiators.

**Inner Hall:**

Having loft access with ladder and built-in cupboard.

**Kitchen: 2.44m (8'0") x 2.44m (8'0")**

Having re-fitted base units with wooden worktop over, single drainer sink with mixer tap, free standing cooker (included in the sale), stainless steel cooker hood, space for fridge freezer, tiled splashbacks, store cupboard housing the combination boiler and double glazed entrance door to the:

**Porch/Utility Area: 3.81m (12'6") x 1.09m (3'7")**

Having worktop to match kitchen, space and plumbing for washing machine, coved ceiling, radiator and double glazed rear entrance door.

**Bedroom 1 3.66m (12'0") x 3.58m (11'9")**

Having radiator and coved ceiling.

**Bedroom 2: 3.48m (11'5") x 2.67m (8'9")**

Having radiator and coved ceiling.

**Bedroom 3: 2.67m (8'9") x 2.51m (8'3")**

Having recess off, radiator and coved ceiling.

**Shower Room:**

Being part tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, corner shower cubicle with electric shower, coved ceiling and radiator.

**Outside:**

The drive to the front of the property has been extended and block paved to provide **Parking** for a number of vehicles with a low maintenance gravelled border, partially enclosed by timber fencing. A timber gate provides access to the **Rear Garden** which has again been landscaped to now provide a large entertaining patio area, lawn area, a variety of bedding areas divided by sleepers and a gravelled area, all fully enclosed by timber fencing. Two timber sheds are included and a cold water tap is fitted.



**Lounge**



**Further Aspect**



**Kitchen**



**Bedroom 1**



**Bedroom 2**

Council Tax Band B.

GROUND FLOOR  
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 711 sq ft. (66.1 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, fireplaces and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. 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 is to their operation or efficiency can be given.  
Made with floorplan 1.0022



*Bedroom 3*



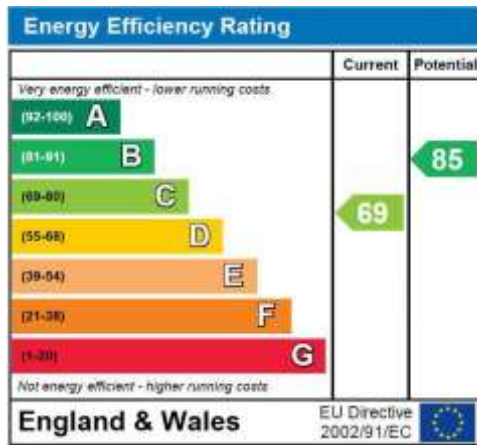
*Shower Room*



*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 18/07/23

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