

***KEEPERS WAY,
SLEAFORD, NG34 7FD***



£250,000

Located to the South of the town and within walking distance of the town centre and amenities, a well presented Three Bedroom Detached House. The property is offered with No Forward Chain and benefits from Gas Central Heating and Double Glazing together with uPVC soffits and fascia's. The full accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Cloakroom, Three Double Bedrooms, all with built-in wardrobes, En-Suite to the master bedroom and Family Bathroom. The property has an Integral Garage together with a West Facing, Sun Trap Rear Garden which is enclosed and particularly private and sheltered. This house is located within a particularly popular area and early viewing is 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, follow the one-way system past the Market Place turning right into Carre Street and right again towards the Handley Monument. Filter left and after the level crossing turn left into Mareham Lane. Turn left into Keepers Way 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 radiator.

Lounge: 3.89m (12'9") x 3.23m (10'7")

Having further walk-in bay window, double radiator, and a living flame effect gas fire with surround. An arch provides access to the:

Dining Room: 3.12m (10'3") x 2.31m (7'7")

Having radiator and patio doors to the rear garden.

Kitchen: 3.10m (10'2") x 2.67m (8'9")

Having wall and base units with worktop over, tiled splashbacks, inset gas hob with cooker hood over, eye level double oven, 1½ bowl single drainer inset sink with monobloc tap, built-in cupboard, space for appliances and Kick Space heater.

Utility Room: 2.21m (7'3") x 1.57m (5'2")

Having base units, worktop, plumbing for washing machine, inset sink with monobloc tap, tiled splashbacks, rear entrance door and radiator.

Cloakroom:

Having low level w.c, hand washbasin, tiled splashbacks and radiator.

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

Bedroom 1: 3.58m (11'9") x 3.25m (10'8") max

Having radiator and a range of built-in wardrobes.

En-Suite:

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

Bedroom 2: 3.28m (10'9") extending to 3.96m (13'0") x 3.45m (11'4") narrowing to 2.51m (8'3")

Having built-in double wardrobe and radiator.

Bedroom 3: 3.25m (10'8") x 2.84m (9'4")

With further door recess and having radiator and built-in cupboard.



Lounge



Dining Room



Kitchen



Further Aspect



Utility Room

Bathroom:

Having bath with mixer tap and shower attachment, low level w.c, pedestal hand washbasin with mixer tap, radiator, tiled splashbacks, shaver point and extractor fan.

Outside:

The garden to the front of the property is laid to lawn with a tarmac drive and paved walkways. The drive approaches the **Integral Garage 5.08m (16'8") x 2.51m (8'3")** having up and over door, light and power points and housing the boiler. A gate provides access to the West Facing Rear Garden being enclosed and particularly private and having a full length patio area adjacent to the house with a pergola over, lawn and low maintenance gravelled areas. A Shed and Greenhouse are included and a cold-water tap is fitted.

Council Tax Band: C

GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.

1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA - 1036 sq.ft. (96.2 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 12/2023



Bedroom 1



Ensuite



Bedroom 2



Bedroom 3



Bathroom



Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(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 12/10/23

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