

***BOUNDARY PASTURES,
SLEAFORD, NG34 7GG***



£205,000

Located at the end of this road so having no passing traffic and within a particularly private setting, an Extended Three Bedroom Semi Detached House with a 19'0 x 11'6 Garage/Workshop, South Facing Rear Garden and offering good size accommodation throughout. The well presented accommodation comprises Entrance Hall, Dining Kitchen, Lounge, Three Double Bedrooms, En-Suite to the master bedroom and Family Bathroom. There is Parking to the front and the rear garden is a particular feature of the property, being enclosed and particularly private 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. Take the second turning on the right into Boundary Pastures and the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed entrance door provides access to the **Hall** having door to garage and storage cupboard.

Dining Kitchen: 3.53m (11'7") x 3.38m (11'1") max

Having a range of wall and base units, eye level double oven, inset gas hob, cooker hood, wall mounted boiler, single bowl single drainer inset sink with monobloc tap, space for fridge freezer and tiled splashbacks,

Lounge: 4.37m (14'4") x 3.51m (11'6")

Having gas fire, dado rail and patio doors to the rear garden.

Stairs provide access to the **First Floor Landing/Study Area** with window to the front and radiator.

Bedroom 1: 3.89m (12'9") x 3.48m (11'5")

Having radiator.

Bedroom 2: 3.51m (11'6") x 3.43m (11'3")

Having built-in cupboard and radiator.

Bedroom 3: 3.38m (11'1") x 1.98m (6'6")

extending to 2.54m (8'4")

Having radiator, dado rail and airing cupboard.

Bathroom:

Having mixer tap with electric shower over, low level w.c, pedestal hand washbasin, tiled splashbacks and radiator.

Outside:

The garden to the front of the property is laid to lawn with well stocked borders and a drive provides Parking and approaches the **Integral Garage/Workshop 5.79m (19'0") x 3.51m (11'6") narrowing to 2.31m (7'7")** having up and over door, light and power point, double glazed door and large window overlooking the rear garden. The **South Facing Rear Garden** is enclosed with a large patio area adjacent to the property, lawn, well stocked borders, a Shed and a side gate.

Council Tax Band A.



Kitchen



Lounge



Landing/Study Area



Bedroom 1



En-Suite

GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.

1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1013 sq.ft. (94.1 sq.m.) approx.
While every effort 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 taken as such for 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



Bedroom 3



Bathroom



Rear Garden



Further Garden Aspect



Further Garden Aspect

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C		70	
(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 13/10/23

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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