

***ST DENYS AVENUE,
SLEAFORD, NG34 8AR***



£195,000

Located within this popular residential area to the North of the town and within walking distance of the Lincoln Road parade of shops, a well maintained Two/Three Bedroom Semi Detached Chalet style House offered to the market with No Forward Chain. The property is situated on a generous corner plot and benefits from Gas Central Heating, newly installed Double Glazing and Ample Off Road Parking. Internally the property would benefit from some cosmetic updating, however, has been well maintained by the current owner and the full accommodation comprises Entrance Hall, 20' Lounge, Kitchen, Conservatory, Third Bedroom/Dining Room, Re-Fitted Shower Room and to the first floor are Two Double Bedrooms and eaves storage. Outside a tandem drive provides Parking and leads to the Single Detached Garage and the wrap around gardens are a particular feature with a delightful and partially enclosed South facing patio area. To fully appreciate the potential this property has to offer and its convenient setting, 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, head North and continue past the Tesco traffic lights and proceed over the Galley Hill Bridge into Lincoln Road. Take the third turning on the left into St Denys Avenue where the property is located on the right hand side as indicated by our 'For Sale' board.

A composite double glazed entrance door provides access to the **Entrance Hall** having understairs storage cupboard, smoke alarm, coved ceiling and radiator.

Lounge: 6.10m (20'0") x 3.15m (10'4")

Having bay window, living flame effect gas fire and surround, coved ceiling and two radiators.

Shower Room:

Being of wet room style and having concealed cistern w.c, fitted hand washbasin with mixer tap, partially enclosed shower cubicle with mains fed unit, extractor fan and radiator.

Bedroom 3/Dining Room: 2.87m (9'5") x 2.67m (8'9") max

Having coved ceiling and radiator.

Kitchen: 3.81m (12'6") x 2.87m (9'5")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset sink with mixer tap, eye level electric oven and grill, inset four ring electric hob with cooker hood over, space and plumbing for washing machine, tiled splashbacks, space for under counter fridge and freezer, pantry cupboard, coved ceiling, radiator and door providing access to the Conservatory.

Conservatory: 0.25m (0'10") x 1.88m (6'2")

Being of uPVC construction and having a rear entrance door.

Stairs from the hall provide access to the First Floor Landing having airing cupboard, loft access and access to eaves storage 5.08m (16'8") x 1.88m (6'2") max, with reduced head space.

Bathroom 3.96m (13'0") x 3.17m (10'5")

Having double built-in wardrobe, coved ceiling and radiator.

Bedroom 2 3.89m (12'9") x 2.74m (9'0")

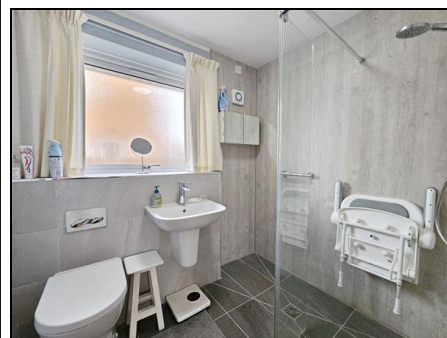
Having coved ceiling, radiator and door providing access to further eaves storage 4.93m (16'2") x 2.11m (6'11") with wall mounted central heating boiler.



Lounge



Further Aspect



Shower Room



Bedroom 3/Dining Room

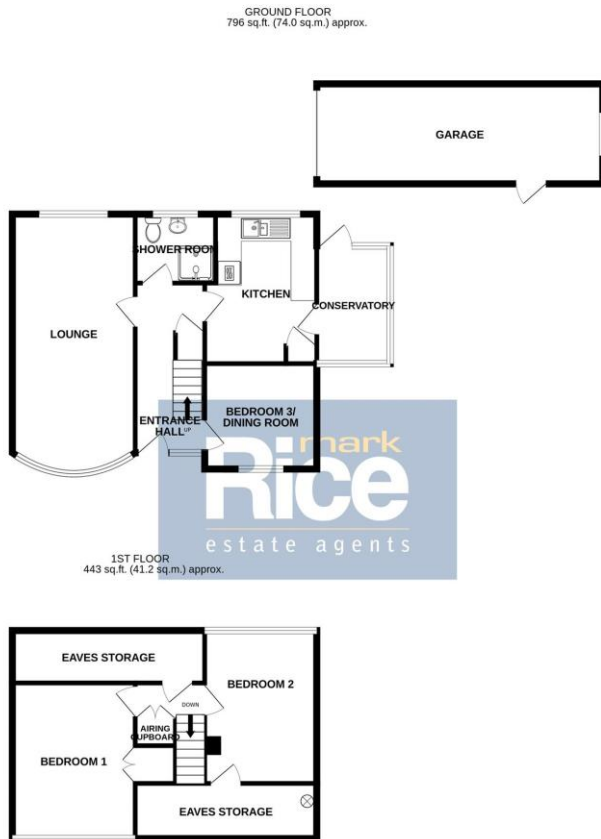


Kitchen

Outside:

A tandem drive provides off road parking for a number of vehicles and approaches the Detached Garage 7.32m (24'0") x 2.54m (8'4") having a recently re-fitted manual up and over door, power points, lighting, loft storage and personal door to the rear garden. The front garden wraps around to the other side of the property and is predominantly laid to lawn with well stocked borders, partially enclosed by hedging with a path leading to the front entrance door. The side garden has been designed with low maintenance in mind and has a good size patio area with decorative gravel and is partially enclosed by timber fencing and hedging. A cold water tap is fitted

Council Tax Band B.



Further Aspect



Conservatory



Bedroom 1



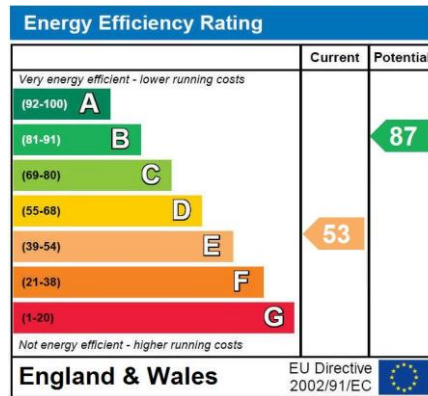
Bedroom 2



Rear Garden



Garage/Driveway



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 25/11/23

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