

***NORTH PARADE,  
SLEAFORD, NG34 8AJ***



***New Price £215,000***

***Located in a popular residential area and offered to the market with No Forward Chain, a substantial Three Bedroom Semi Detached House with Ample Parking and a Detached Garage. The property overlooks fields to the rear and benefits from Gas Central Heating and Double Glazing, and the full accommodation comprises Entrance Hall, Cloakroom, Lounge, Separate Dining Room, 17'2 Breakfast Kitchen, Three Bedrooms, Family Bathroom and Attic Store Room. To appreciate the size of accommodation available 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 centres, vets, library, doctors' surgeries and good road and rail links to surrounding areas, including Grantham with a rail connection to London Kings Cross.

**Directions:**

From our office head North and proceed over the Galley Hill Bridge and turn left into North Parade. Follow the road as it bears to the right 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 radiator, understairs storage cupboard, thermostat and dado rail.

**Cloakroom:**

Having corner hand washbasin and low level w.c,

**Lounge: 3.78m (12'5") x 3.66m (12'0")**

Having living flame effect gas fire with surround, two wall light points, bay window, radiator and coved ceiling.

**Dining Room: 4.29m (14'1") x 3.40m (11'2") into bay window**

Having radiator and coved ceiling.

**Breakfast Kitchen: 5.23m (17'2") x 2.84m (9'4") narrowing to 2.11m (6'11")**

Having wall and base units with worktop over, 1½ bowl single drainer inset sink with monobloc tap, built-in eye level oven, five ring gas hob with cooker hood over, breakfast bar, double glazed rear entrance door, combination boiler, double radiator and plumbing for washing machine.

Stairs provide access to the **First Floor Landing** having access to the attic room with dormer window.

**Bedroom1: 3.78m (12'5") x 3.35m (11'0")**

Having bay window and radiator.

**Bedroom 2: 4.29m (14'1") x 3.40m (11'2")**

Having bay window, radiator and coved ceiling.

**Bedroom 3: 2.26m (7'5") x 2.18m (7'2")**

Having radiator and coved ceiling.

**Bathroom:**

Having bath with Victorian style mixer tap and shower attachment, separate shower cubicle with mains fed unit, low level w.c, pedestal hand washbasin with pillar taps, tiled splashbacks, chrome towel radiator and coved ceiling.

**Outside:**

The front garden is paved and gravelled for ease of maintenance and a concrete drive provides **Ample Parking** and continues alongside the property to the **Detached Garage** having up and over door. To the rear of this is a **Separate Store**. The **Rear Garden** overlooks fields and is laid mostly



**Lounge**



**Dining Room**



**Breakfast Kitchen**



**Bedroom 1**

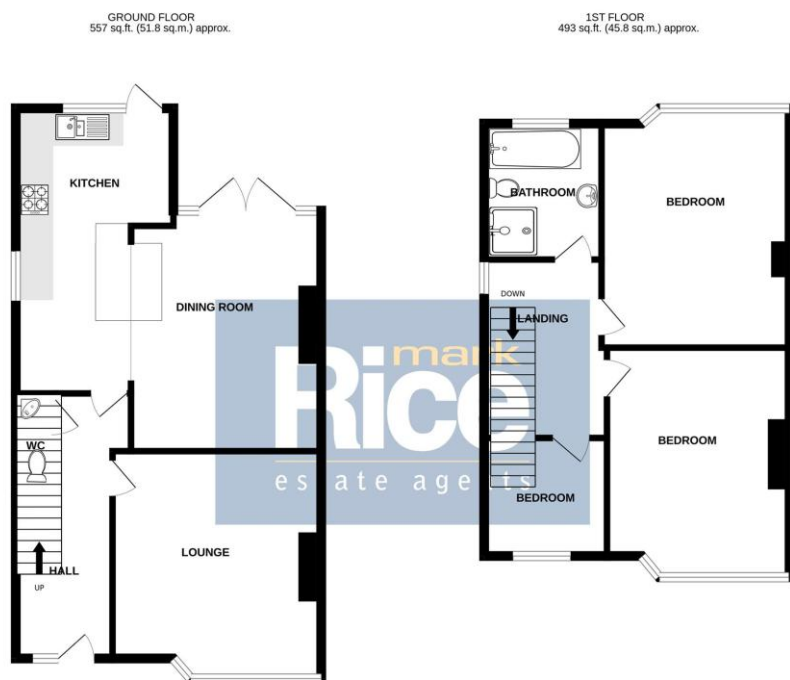


**Bedroom 2**



to lawn with a patio area adjacent to the property and a cold water tap is fitted.

**Council Tax Band B**



TOTAL FLOOR AREA: 1050 sq.ft. (97.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchase. 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 3**



**Bathroom**



**Rear Garden**

**Agent's 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 15/04/25*

Viewing Strictly by Appointment With Mark Rice Estate Agents  
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