

***FORUM WAY,  
SLEAFORD, NG34 7FF***



***£240,000***

***A spacious and very well presented Three Bedroom Detached House having a Single Garage, Ample Parking and a Fully Enclosed West Facing Rear Garden. The property is located within this popular residential area within walking distance of the town centre and its amenities, and further benefits from Gas Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Cloakroom, Lounge, Kitchen Diner, Three Bedrooms with En-Suite to the master bedroom and built-in wardrobes to bedrooms 1 and 2, and Family Bathroom. Outside, the rear garden has been fully landscaped and has a large patio which is perfect for entertaining. Early viewing of this property is highly recommended to appreciate its condition and superb location.***

**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 South and follow the one way system past the Market Place turning right into Carre Street and filter left into Boston Road. Take the second turning on the right into Russell Crescent and follow the road as it bears to the left and right, and take the sixth turning on the right into Forum Way. The property is located on the right hand side.

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A double glazed composite entrance door provides access to the **Entrance Hall** having radiator.

**Cloakroom:**

Having close coupled w.c, vanity hand washbasin with mixer tap, mermaid board splashbacks and radiator.

**Lounge: 4.39m (14'5") x 3.66m (12'0") max**

Having smoke alarm, coved ceiling and radiator.

**Kitchen Diner: 5.21m (17'1") x 3.56m (11'8")**

Having a range of matching wall and base units with worktop over, single drainer inset sink with mixer tap, integrated electric oven, inset four ring gas hob with stainless steel cooker hood over, integrated dishwasher, space and plumbing for washing machine, space for fridge freezer, understairs store cupboard, radiator and sliding patio doors to the rear garden.

Stairs from the hall provide access to the **First Floor Landing** having access to the partly boarded loft with ladder, smoke alarm and airing cupboard.

**Bedroom 1: 3.45m (11'4") x 3.07m (10'1") max**

Having built-in wardrobe with sliding mirror doors and radiator.

**En-Suite:**

Being fully tiled and having close coupled w.c, vanity hand washbasin with mixer tap, separate shower cubicle with pump assisted shower, extractor fan and chrome towel radiator.

**Bedroom 2: 2.77m (9'1") x 2.57m (8'5") max**

Having built-in wardrobe and radiator.

**Bedroom 3: 2.69m (8'10") x 1.93m (6'4")**

Having radiator.

**Bathroom:**

Having close coupled w.c, vanity hand washbasin with mixer tap, Jacuzzi panelled bath with electric shower over and shower screen, mermaid board splashbacks, extractor fan and radiator.



**Lounge**



**Further Aspect**



**Kitchen Diner**



**Further Aspect**



**Dining Area**

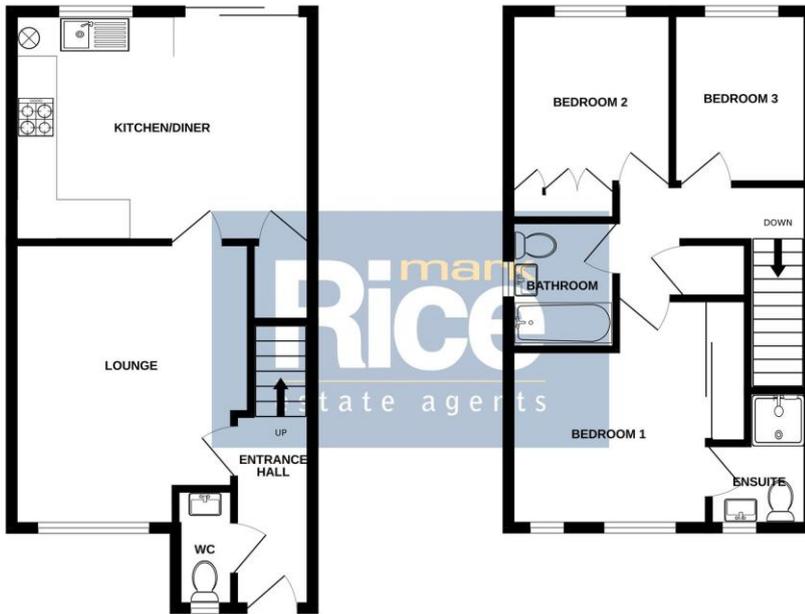
**Outside:**

To the front of the property, a drive has been extended and block paved to provide **Off Road Parking** for a number of vehicles and approaches the **Single Attached Garage 5.21m (17'1") x 2.39m (7'10")** having manual up and over door, power points, lighting and a personal door to the rear garden. A timber gate provides access to the **West Facing Rear Garden** which has been landscaped and has a good size lawn area with well stocked borders and large patio area, perfect for entertaining, all enclosed by timber fencing and a cold water tap is fitted.

Council Tax Band C.

GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.

1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq.ft. (76.0 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 operation or efficiency can be given.  
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**Bedroom 1**



**Further Aspect**



**En-Suite**



**Bedroom 2**



**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 09/05/2025*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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