

***GRANTHAM ROAD,
SLEAFORD, NG34 7NX***



£240,000

Located on the highly sought-after Grantham Road and offered to the market with No Forward Chain, a spacious Three-Bedroom Semi Detached House with a South Facing Rear Garden, Garage and Ample Parking. The property is in need of updating, however, offers a wonderful opportunity for a buyer to put their own stamp on this spacious family home. The property benefits from Gas Central Heating and Double Glazing and has accommodation comprising Entrance Hall, Lounge with bay window, Dining Room with multi-fuel burner, Breakfast Kitchen, Cloakroom, Three Double Bedrooms and Family Bathroom. Outside, the rear garden is partially enclosed and South facing.

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 turning right into Westgate. Follow the road as it bears to the left into Castle Causeway and continue over the level crossing into King Edward Street. At the 'T' junction, turn right into Grantham Road and continue as if heading out of the town. 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 smoke alarm, tiled floor and radiator.

Lounge: 4.37m (14'4") x 3.48m (11'5")

Having decorative brick fire surround, bay window, coved ceiling and radiator.

Dining Room: 4.37m (14'4") x 3.61m (11'10")

Having understairs store cupboard, inset multi fuel burner with surround, coved ceiling, tiled floor, radiator and an arch providing access to the:

Breakfast Kitchen: 4.37m (14'4") x 3.58m (11'9")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer ceramic sink with mixer tap, inset single electric oven, inset four ring gas hob with stainless steel cooker hood over, integrated fridge and freezer, space and plumbing for washing machine, space and plumbing for dishwasher, breakfast bar, ceiling downlighters, smoke alarm, radiator and double glazed rear entrance door.

Cloakroom:

Having low level w.c, with concealed cistern, vanity hand washbasin with pillar taps and extractor fan.

Stairs from the hall provide access to the **First Floor Landing** having smoke alarm, loft access, store cupboard and radiator.

Bedroom 1: 4.37m (14'4") x 3.48m (11'5")

Having over stairs store cupboard, coved ceiling and radiator.

Bedroom 2: 3.45m (11'4") x 2.95m (9'8")

Having coved ceiling and radiator.

Bedroom 3: 3.30m (10'10") x 2.64m (8'8")

Having coved ceiling and radiator.

Bathroom:

Being fully tiled and having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with Victorian style mixer tap and shower attachment, separate shower cubicle with mains fed shower, airing cupboard

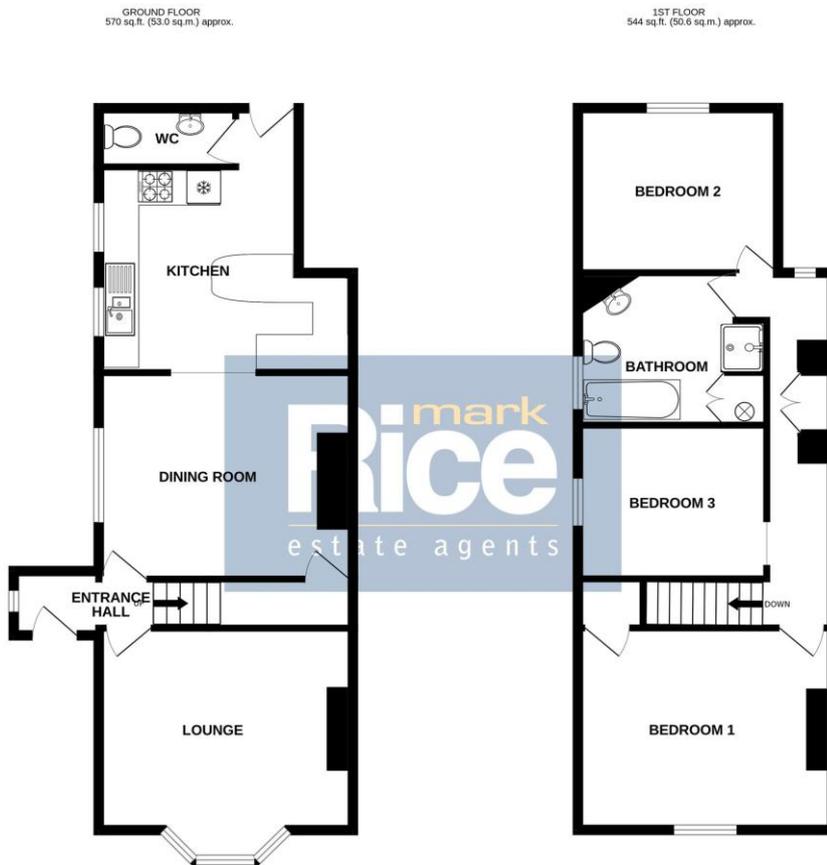
**Lounge****Dining Room****Breakfast Kitchen****Further Aspect****Bedroom 1**

housing the Worcester Bosch combination boiler, extractor fan and radiator.

Outside:

A tarmac drive provides off road parking for a number of vehicles and approaches the **Detached Garage 5.69m (18'8") x 3.76m (12'4")** having manual up and over door and light and power points. The remainder of the front garden is laid to lawn with well stocked borders. An opening next to the garage provides access to the **South Facing Rear Garden** which is approximately 18.29m (60'0") in length, having an extensive lawn and patio area, partially enclosed by timber fencing and mature hedging and a cold water tap is fitted.

Council Tax Band C.



TOTAL FLOOR AREA: 1115 sq.ft. (103.6 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.
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Bedroom 2



Bedroom 3



Bathroom



Outside



Further Aspect

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 30/06/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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