

***CYPRESS CLOSE,
SLEAFORD, NG34 7FP***



£199,000

Located within this popular residential area to the South of the town and offered to the market with No Forward Chain, a spacious Three Bedroom Semi Detached House which would make an ideal first time or investment purchase. The property benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Entrance Hall, Cloakroom, 18'8 Lounge Diner, Kitchen, Three Good Sized Bedrooms, Family Bathroom and Integral garage. Outside a drive provides off road parking whilst the rear garden is predominantly West facing and fully enclosed.

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:

Travelling from our offices, follow the one way system past the Market Place turning right into Carre Street and bearing right towards the Handley Monument. Proceed over the level crossing into Grantham Road and bear immediately left and turn into London Road. Take the second turning on the left into Southfields and follow the road as it leads into Oak Road and then Hawthorn Drive. Upon entering Hawthorn Drive, take the first left hand turn into Cypress Close and follow the road as it bears to the left. The property is located on the right hand side.

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

Cloakroom:

Having low level w.c, floating hand washbasin with mixer tap, coved ceiling and radiator.

Lounge Diner: 5.69m (18'8") x 4.37m (14'4") max

Having coved ceiling, smoke alarm and two radiators.

Kitchen: 3.56m (11'8") x 2.26m (7'5")

Having a range of matching wall and base units with worktop over, single drainer inset sink with pillar taps, free standing electric cooker, gas hob with extractor fan over, space and plumbing for washing machine, space and plumbing for dishwasher/tumble dryer, space for fridge freezer, tiled splashbacks, wall mounted gas boiler, coved ceiling, radiator and rear entrance door.

Stairs from the Lounge Diner provide access to the **First Floor Landing** having airing cupboard, loft access and smoke alarm.

Bedroom 1: 3.61m (11'10") x 3.38m (11'1") max

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

Bedroom 2: 3.61m (11'10") x 2.59m (8'6")

Having coved ceiling and radiator.

Bedroom 3: 2.84m (9'4") x 2.67m (8'9") max

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

Bathroom:

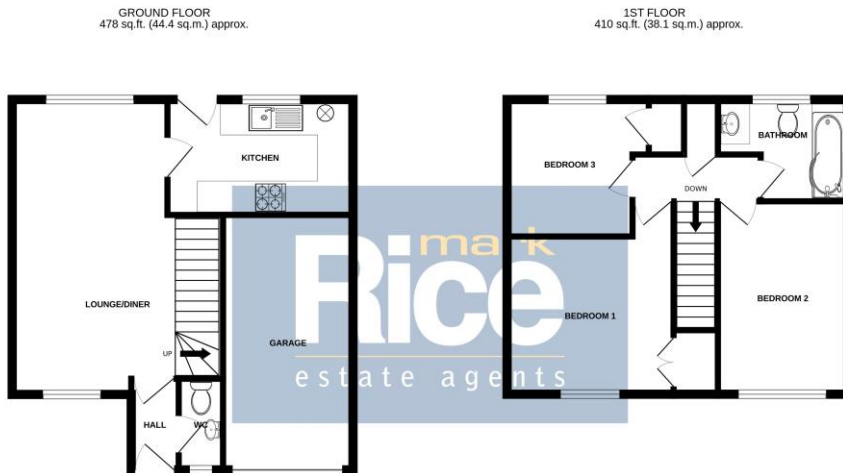
Being fully tiled and having close coupled w.c, base units and worktop with bowl style sink with mixer tap, 'P' shaped panelled bath with mains fed shower over, extractor fan and chrome towel radiator.

**Lounge Diner****Further Aspect****Kitchen****Bedroom 1****Bedroom 2**

Outside:

A gravelled drive provides off road Parking and approaches the **Integral Garage 5.11m (16'9") x 2.54m (8'4")** having manual up and over door and light and power points. The remainder of the front garden is laid predominantly to lawn. A paved path leads to a timber gate which provides access to the **Rear Garden** which is fully enclosed by timber fencing with a patio area, good sized lawn, well stocked borders and a timber shed is included. An outside light and cold water tap are fitted.

Council Tax Band B.



TOTAL FLOOR AREA: 888 sq.ft. (82.5 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. Made with Metropix v10/2/3

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Bedroom 3



Bathroom



Rear Garden



Further Aspect

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 15/8/23

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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