

***STEPHENS WAY,
SLEAFORD, NG34 7JN***



£180,000

Located within this particularly popular residential area off Boston Road and with the advantage of No Chain, a Two Bedroom Detached Bungalow with Garage, Parking, Gas Central Heating and Double Glazing. The property is within walking distance of the town centre and has full accommodation comprising Reception Hall, Lounge, Two Double Bedrooms, Wet Room Shower Room, Kitchen with Dining Area off and Utility Room. There is a low maintenance garden to the front and at Attached Garage.

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 follow the one way system past the Market Place turning right into Carre Street and bearing left into Boston Road. After the recreation ground on the right hand side, turn right into Russell Crescent and take the third turning on the right into Stephens Way. The property is located on the right hand side as indicated by our 'For Sale' board.

Double glazed entrance door provides access to the **Reception Hall** having loft access and radiator.

Lounge: 3.58m (11'9") x 3.45m (11'4")

Having double radiator and living flame effect gas fire.

Bedroom 1: 3.58m (11'9") x 3.43m (11'3")

Having radiator.

Bedroom 2: 3.84m (12'7") x 2.64m (8'8")

Having radiator.

Kitchen: 3.43m (11'3") x 1.55m (5'1")

Having wall and base units, worktop, inset sink with monobloc tap, oven, electric hob, cooker hood, boiler, tiled splashbacks and sliding door to the:

Dining Area: 3.43m (11'3") x 2.03m (6'8")

Having radiator.

Utility Room: 1.83m (6'0") x 1.68m (5'6")

Having wall and base units, sink, plumbing for washing machine and double glazed rear entrance door.

Wet Room:

Having pedestal hand washbasin, low level w.c, radiator, electric shower unit, airing cupboard and shaver point.

Outside:

The front garden is gravelled with a concrete drive approaching the **Detached Garage 4.75m (15'7") x 2.74m (9'0")** having up and over door, light and power points and personal door to the rear garden. The rear garden has a patio area, lawn, shed and pond.

Council Tax Band B.



Lounge



Bedroom 1



Bedroom 2

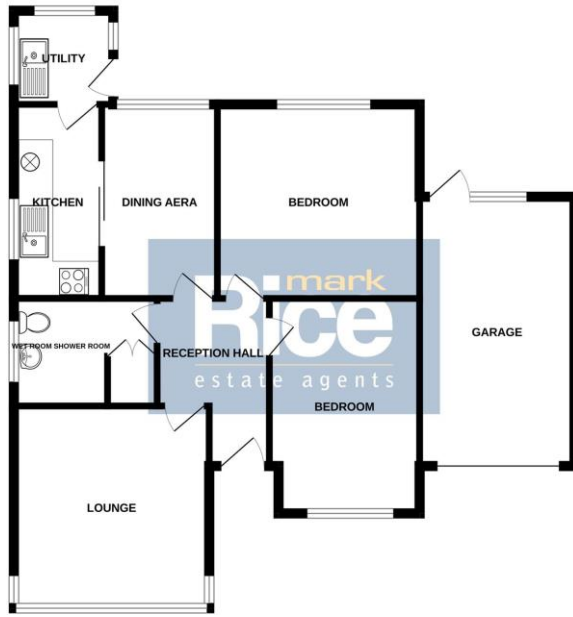


Kitchen



Dining Area

GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq.ft. (72.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error or omission of these dimensions. 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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Utility Room



Wet Room



Rear Garden

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 20/02/24

Viewing Strictly by Appointment With Mark Rice Estate Agents
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