

***MEADOWFIELD,
SLEAFORD, NG34 7AZ***



£215,000

Having a much larger than average South Facing Rear Garden and located within this popular residential area, a well presented and Extended Three Bedroom Semi-Detached House with Ample Parking and Garage and offered to the market with No Forward Chain. The property is located within a small cul-de-sac and benefits from Gas Central Heating and Double Glazing and the full accommodation comprises Hall, Lounge, 12'4 x 11'1 Kitchen with Breakfast Room/Living Room extension off, Rear Lobby with Cloakroom, Utility Room, Three Good Sized Bedrooms and Bathroom. A drive to the front provides Parking for a number of vehicles and early viewing is highly recommended to appreciate the size and standard of accommodation on offer.

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 North and after the Tesco traffic lights turn left into The Drove. Turn right into Meadowfield and proceed to the 'T' junction and turn right again and the property is located on the right hand side as indicated by our 'For Sale' board.

Double glazed entrance door provides access to the Hall having radiator.

Lounge: 5.84m (19'2") x 3.38m (11'1")

Having gas fire with surround, radiator, two wall light points and coved ceiling.

Kitchen: 3.76m (12'4") x 3.38m (11'1")

Having a range of wall and base units, two built-in cupboards, worktop, tiled splashbacks, 1½ bowl single drainer sink with monobloc tap, inset electric hob, cooker hood, built-in oven and coved ceiling. An arch provides access to the:

Dining Room: 3.35m (11'0") x 2.36m (7'9")

Having double radiator, coved ceiling and French doors to the rear garden.

Rear Lobby:

Having double glazed rear entrance door and radiator.

Cloakroom:

Being half tiled and having low level w.c and hand washbasin with mixer tap.

Utility Room: 2.67m (8'9") x 2.44m (8'0")

Having wall mounted gas boiler, sink, base units, worktop, tiled splashbacks, plumbing for washing machine and radiator.

A door from the Lobby provides access to the **Garage 4.50m (14'9") x 2.84m (9'4")** having up and over door.

Stairs from the hall provide access to the First Floor Landing having airing cupboard and loft access.

Bedroom 1: 3.66m (12'0") x 3.35m (11'0")

Having radiator.

Bedroom 2: 3.35m (11'0") x 2.67m (8'9")

Having radiator.

Bedroom 3: 3.35m (11'0") x 2.03m (6'8")

Having radiator, wall light point and coved ceiling.



Lounge



Kitchen



Dining Room



Utility Room



Bedroom 1

Bathroom:

Being half tiled and having bath with mains fed shower over, pedestal hand washbasin, low level w.c, and radiator.

Outside:

The property has a large block paved drive approaching the Garage with the remainder of the front garden being laid to lawn with borders. A gate provides access to the **South Facing Rear Garden** with lawn, large patio area, well stocked border and a cold water tap is fitted.

Council Tax Band B.



Bedroom 2



Bedroom 3




Bathroom



TOTAL FLOOR AREA: 1183 sq.ft. (109.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 02024



Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 28/2/24

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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