

***DURHAM AVENUE,  
SLEAFORD, NG34 8UD***



***New Price £235,000***

***Located within this popular residential area to the North of the town and within walking distance of the Lincoln Road amenities, an Extended Three Bedroom Semi Detached Family Home with a new kitchen installed only twelve months ago and a fully enclosed and Landscaped Rear Garden. The property further benefits from Gas Central Heating and Double Glazing to the full accommodation comprising Entrance Porch, 19'9 x 18'4 Kitchen Diner open plan to the Conservatory, Lounge, Further Entrance Hall, Conservatory, Three Bedrooms and Family Bathroom. Outside a drive provides off Road Parking and the rear garden is designed with ease of maintenance in mind. To fully appreciate the spacious accommodation on offer and its convenient location, early viewing of this property is recommended.***

**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 North from our office, proceed past the Tesco traffic lights and continue over the Galley Hill Bridge. Take the second turning on the right into York Road and then take the second turning on the left into Durham Avenue. The property is located on the right hand side as indicated by our 'For Sale' board.

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A double glazed entrance door provides access to the Entrance Porch having coved ceiling, rear entrance door and double glazed door to the:

**Kitchen Diner: 6.02m (19'9") x 5.59m (18'4") max**

Having a range of matching matt wall and base units with worktop over, 1½ bowl composite inset sink with mixer tap, integrated electric double oven with integrated microwave above, inset induction hob with matching unit cooker hood over, space for American fridge freezer, integrated dishwasher, pan drawers, wine chiller, coved ceiling, ceiling downlighters and radiator.

**Conservatory: 3.56m (11'8") x 3.07m (10'1")**

Having multi fuel burner and sliding patio doors to the rear garden.

**Lounge: 5.23m (17'2") x 3.07m (10'1")**

Having living flame effect gas fire with surround, coved ceiling and radiator.

**Entrance Hall:**

Having coved ceiling, radiator and stairs providing access to the First Floor Landing having loft access and airing cupboard.

**Bedroom 1: 3.30m (10'10") x 3.05m (10'0")**

Having coved ceiling and radiator.

**Bedroom 2: 3.30m (10'10") x 2.74m (9'0")**

Having coved ceiling and radiator.

**Bedroom 3: 2.74m (9'0") x 2.01m (6'7") max**

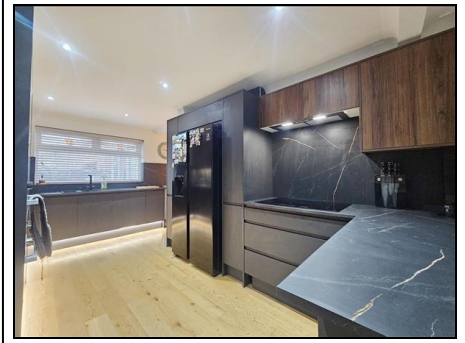
Having coved ceiling and radiator.

**Bathroom:**

Having close coupled w.c, pedestal hand washbasin with pillar taps, corner bath with pillar taps, tiled splashbacks, coved ceiling and chrome towel radiator.

**Outside:**

A gravelled drive provides **Off Road Parking** together with a further concrete driveway, all enclosed by dwarf brick walling and wrought iron gates. The remainder of the front is laid mostly to lawn with decorative hedging and shrubs. The **Rear Garden** has been fully landscaped and has a slate patio, railway sleepers housing decorative borders with plum slate,



**Kitchen Diner**



**Further Aspect**



**Dining Area**



**Conservatory**



**Lounge**

decorative trees and hedging, further artificial lawn area and a concrete base which offers a multitude of uses There is a **Detached Garage** with a manual up and over door, power points and lighting which has been divided to provide a workshop area to the rear, with a personal door to the rear garden. A cold water tap is fitted.

**Council Tax Band B**

GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.

1ST FLOOR  
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 1**



**Bedroom 2**



**Bedroom 3**



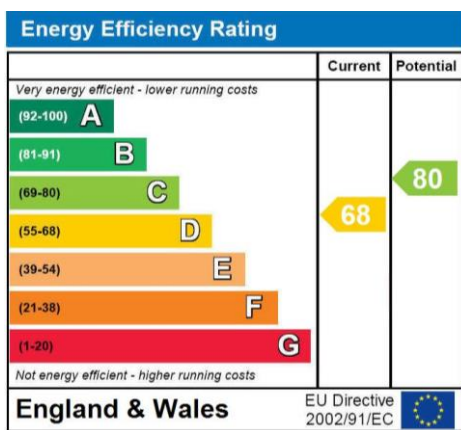
**Bathroom**



**Rear Garden**



**Rear 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 06/03/24

Viewing Strictly by Appointment With Mark Rice Estate Agents  
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