



Ark Royal Court
Sleaford

MOUNT & MINSTER

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DESCRIPTION

A modern family home situated in a private position at the end of the enviable Clay Hill Road with ample parking for at least three cars and very well-presented accommodation including kitchen, lounge, dining room, four bedrooms and two bathrooms, including one ensuite.

LOCATION

Sleaford is an attractive, busy market town promoting traditional village values whilst encouraging a thriving community. The River Slea and Sleaford Canal run through the heart of the town centre creating a pleasant retailing environment. There are many historic buildings in the town with St Denys Church having one of the oldest broach spires in England. Other visitor attractions in the local area include Cogglesford Watermill, Heckington Windmill and Belton House.

There are plenty of activities and events on offer for all members of the family. The Charity Raft Race and The Water Festival are held annually with music and entertainment. There is an indoor play centre in Sleaford for younger family members and nearby Ancaster offers more adventurous activities of karting, quad biking, paintballing, bowling and lasertag.

The town centre provides a wide range of amenities with plenty of shops, banks, pubs and cafes. Supermarkets in Sleaford include Tesco, Sainsbury, Lidl and Aldi. The thrice weekly market offers a range of stalls selling fresh produce, flowers and clothes. Buses operate regularly to the town centre. There is a popular leisure centre with large swimming pool and separate children's pool with water activities.

Lincoln, only 17 miles away, is a stunning cathedral city, combining fascinating history with superb modern shopping facilities to enjoy. The University of Lincoln Campus is also located here and offers a wide range of courses. It is easily accessible via train, as well as a further convenient service to Grantham, connecting to London Kings Cross.

SCHOOLS

The town's well respected secondary schools – Kesteven and Sleaford High School and St George's Academy and Carre's Grammar School - have all been rated 'Good' by Ofsted. There are also numerous primary schools, namely Sleaford Church Lane, St Botolph's CE and William Alvey CE School as well as many nurseries and day care facilities within the area.

ACCOMMODATION

Lounge

4.88m x 3.23m (16'0" x 10'7")

Dining Room

2.92mx 2.69m (9'6"x 8'9")

Kitchen

3.07mx 2.69m (10'0"x 8'9")

Downstairs W.C.

Master Bedroom

4.09m x 3.23m (13'5" x 10'7")

Ensuite

Bedroom Two

3.78m x 3.71m (12'4" x 12'2")

Family Bathroom



A perfect family home, finished to a very high standard and located at the end of the hugely sought-after Clay Hill Road in this increasingly popular market town.





Bedroom Three
2.82m x 2.72m (9'3" x 8'11")

Bedroom Four
2.69m x 2.11m (8'9" x 6'11")

OUTSIDE

The property is approached onto a tarmac driveway with parking for multiple vehicles, as well as an additional gravelled area for yet further parking if required.

A side gate leads nicely to the rear of the property with large paved area recently laid which is absolutely ideal for outdoor eating and entertaining. The garden is mainly laid to lawn and there is further concealed storage to the side of the property for bin storage.

SERVICES

The property has central heating throughout with mains gas, water, drainage and electricity.

ENERGY PERFORMANCE

Rating: D

COUNCIL TAX

Band: C

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession upon completion.

PARTICULARS

Drafted and photographs taken following clients' instructions of January 2021.

VIEWING

By prior arrangement with the Sole Agents (01476 515329).

ADDITIONAL INFORMATION

For further information, please contact Mount & Minster, Grantham:

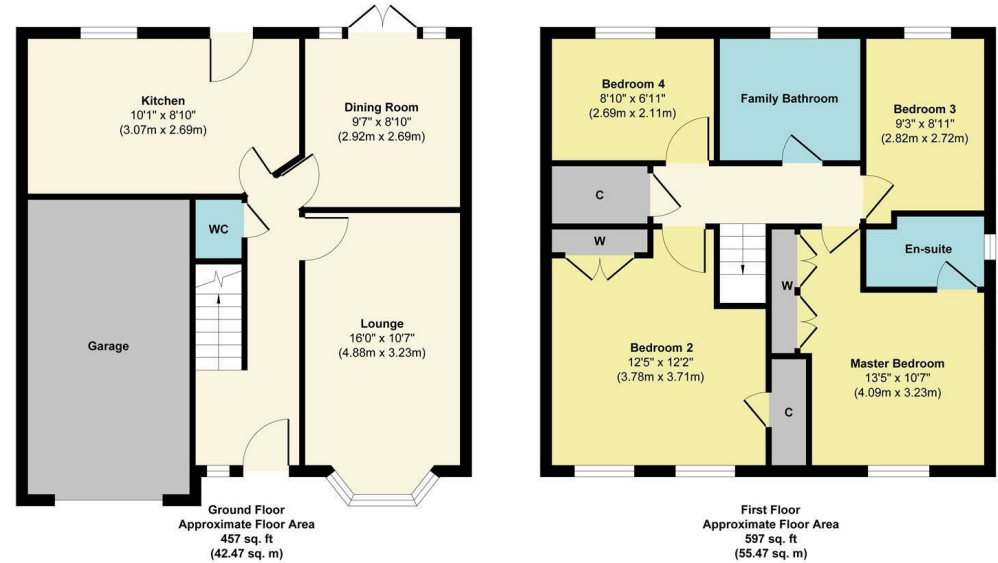
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Approx. Gross Internal Floor Area 1054 sq. ft / 97.94 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale,
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