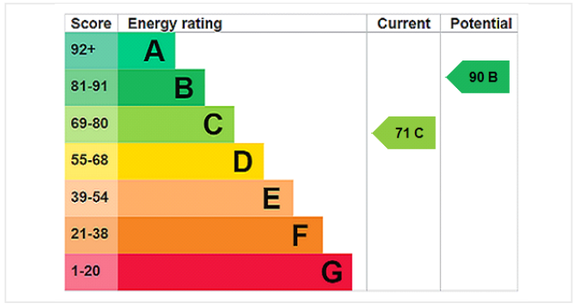
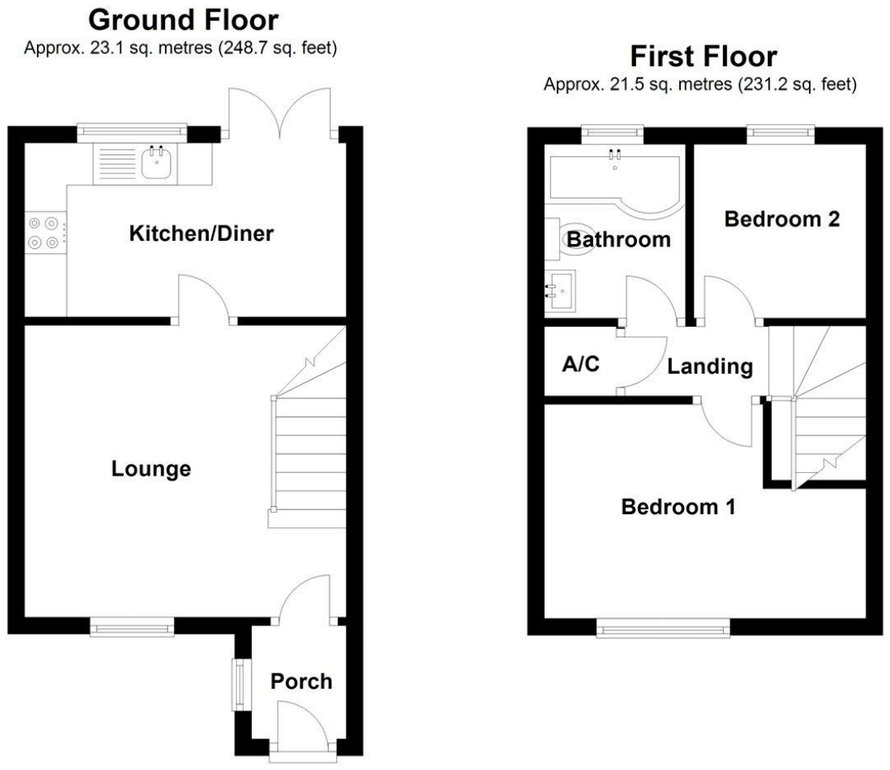




Total area: approx. 44.6 sq. metres (479.9 sq. feet)







18 Summerfield Drive, Sleaford, Lincolnshire, NG34 8TX

£150,000 Freehold

A well-presented two-bedroom detached home, set in a popular residential area and offering a practical layout ideal for first-time buyers, downsizers or investors.

The property is approached via a driveway to the side, providing off-road parking.

Inside, there is a porch leading into a bright lounge, a good sized space with stairs rising to the first floor and plenty of room for everyday living.

Newly Fitted UPVC Windows | Modern Fitted Bathroom | Stylish Kitchen | Detached | Cul-De-Sac Position | Off Road Parking | Lovely Rear Garden | Ideal for Investors & First Time Buyers Alike



To the rear, the kitchen/diner has been modernised with a range of contemporary units, ample worktop space and room for appliances, along with space for a small dining table. French doors open directly onto the garden, allowing for plenty of natural light and creating a nice connection between indoor and outdoor living.

Upstairs, there are two bedrooms, including a generous main bedroom and a second room ideal as a guest bedroom. These are served by a modern family bathroom fitted with a white suite and shower over the bath.

Outside, the rear garden is enclosed and mainly laid to lawn with a patio area, providing a great space for outdoor seating and entertaining. There is also a useful shed for storage.











ACCOMMODATION

Entrance Hall

Lounge - 16'6" x 12'5" (5.03m x 3.78m)

Kitchen/Diner - 12'5" x 7'3" (3.78m x 2.2m)

Bedroom One - 12'5" x 8'4" (3.78m x 2.54m)

Bedroom Two - 6'9" x 6'8" (2.06m x 2.03m)

Family Bathroom - 6'8" x 5'5" (2.03m x 1.65m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A

Agents note- Please note that prior to acceptance of any offer, Waldeck Snarey & Brown Ltd t/a Winkworth are required to verify the identity of the buyer to comply with the requirements of the Money
Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.
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