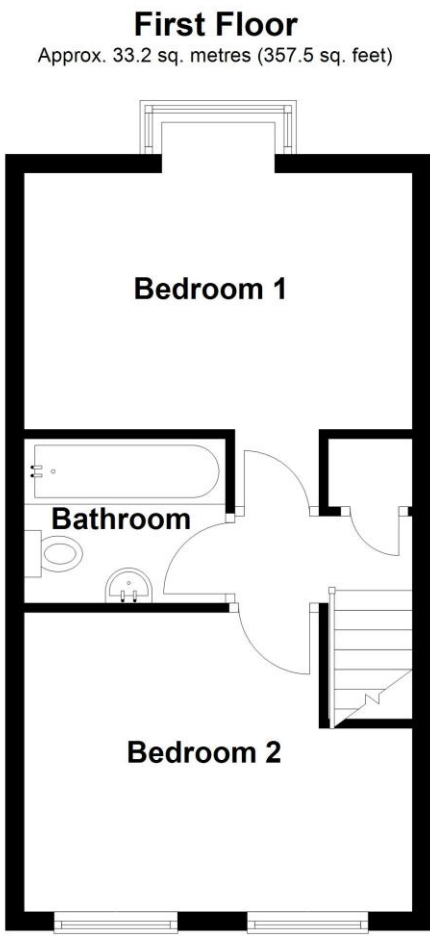
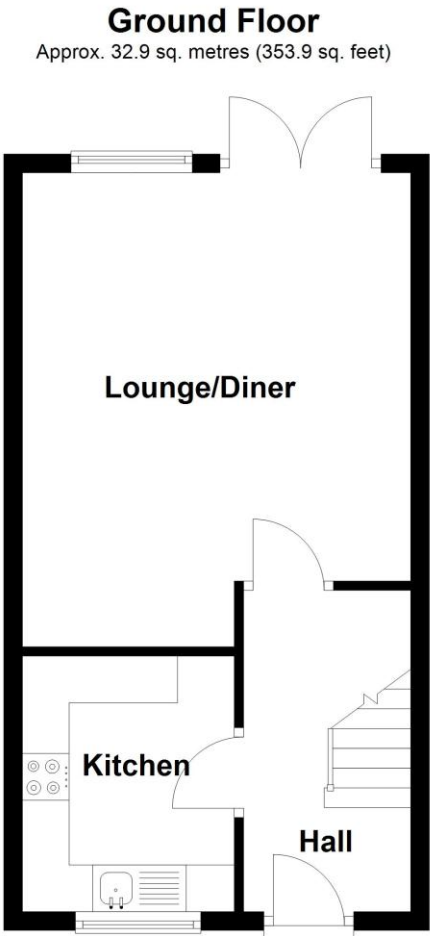


Elmgarth, Sleaford, Lincolnshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 66.1 sq. metres (711.4 sq. feet)



14 Elmgarth, Sleaford, Lincolnshire, NG34

£169,950 Freehold

Situated within a popular residential area of Sleaford, this well presented two bedroom terraced home offers spacious accommodation throughout and is ideal for first time buyers, investors or those looking to downsize.

The ground floor comprises an entrance hall, modern fitted kitchen with ample cupboard and worktop space, and a generous lounge/diner to the rear with French doors opening onto the enclosed garden, allowing plenty of natural light into the living area.

Two Bedroom Terraced Home | Spacious Lounge/Diner | Modern Fitted Kitchen | Contemporary Bathroom Suite | Well Presented Throughout | Enclosed Low Maintenance Rear Garden | Gas Central Heating | Popular Residential Area | Ideal First Time Buy or Investment



DESCRIPTION

To the first floor are two well proportioned bedrooms and a contemporary family bathroom fitted with a modern three piece suite.

Externally, the property benefits from a private low maintenance rear garden, ideal for outdoor seating and entertaining. There is also allocated parking to the right hand side of the property.

Conveniently located close to local amenities, schools and transport links, this property offers comfortable living in a sought after part of Sleaford.

Early viewing is highly recommended.

ACCOMMODATION

Entrance Hall

Kitchen - 9' x 7'5" (2.74m x 2.26m)

Living Room - 16'8" x 13'8" (5.08m x 4.17m)



Bedroom One - 13'8"x 9' (4.17mx 2.74m)

Bedroom Two - 13'8" x 10'9" (4.17m x 3.28m)

Family Bathroom

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

Laundrying, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. We are most grateful for your assistance with this.

These images are artificially enhanced for marketing purposes. If you have any questions, please contact us.

