



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

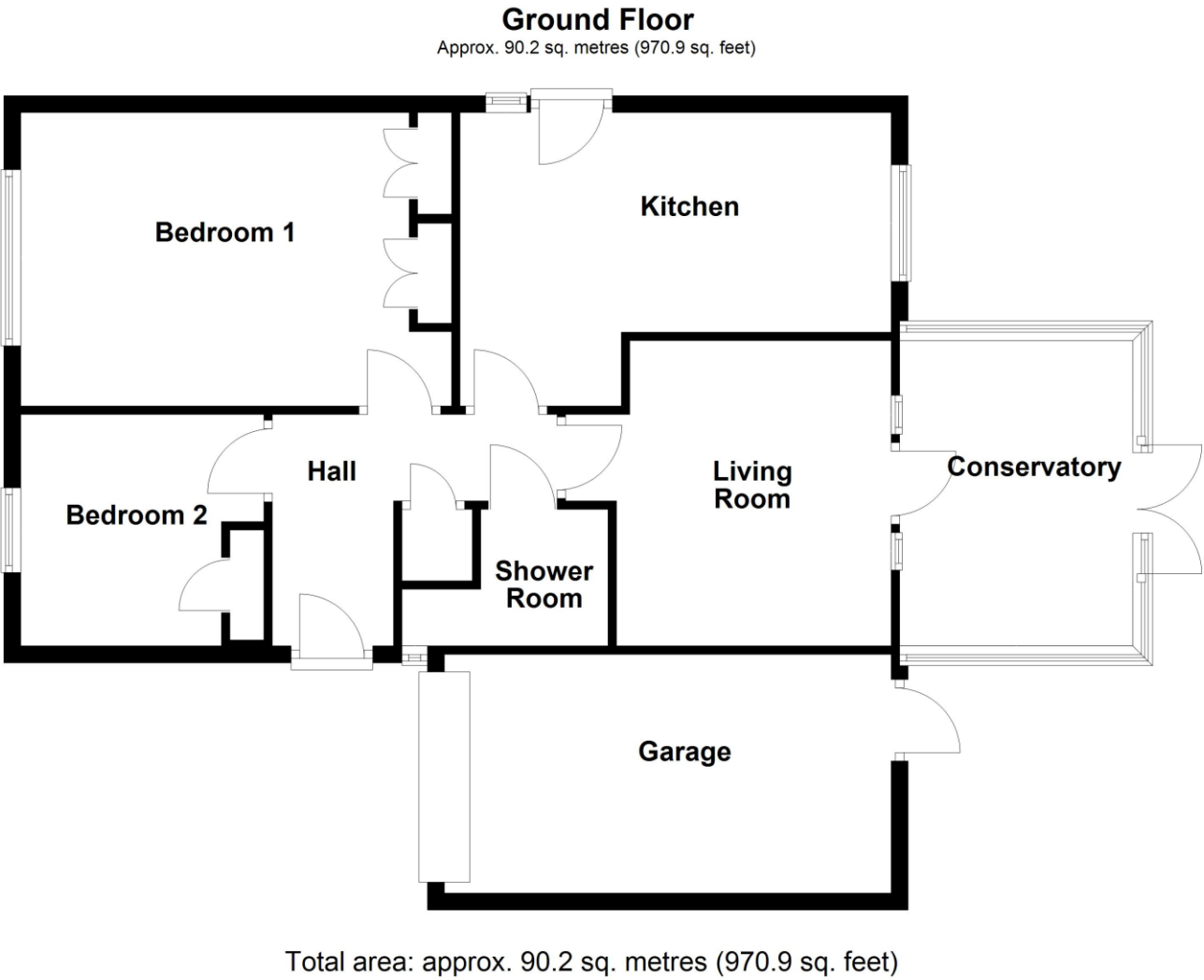


30 Priory Way, Sleaford, Lincolnshire, NG34 7XD

£260,000 Freehold

NO CHAIN Located in the popular and well-established area of Quarrington, on the edge of Sleaford, this two bedroom detached bungalow offers a comfortable layout and a lovely setting within a quiet residential area. The property is available with no onward chain.

Highly Sought-After Location | Two Bedroom Detached Bungalow | Conservatory Overlooking The Rear Garden | Spacious Lounge | Kitchen/Diner | Well-Maintained Front And Rear Gardens | Driveway And Attached Garage | No Chain | Large Master Bedroom





DESCRIPTION

The accommodation is well laid out, with a welcoming hallway leading through to a bright living room at the rear, which opens into a conservatory overlooking the garden, which is a perfect spot to relax and enjoy the sunshine. The kitchen/diner provides plenty of storage and workspace along with room for a small dining table, and has a door leading out to the side of the property.

There are two well-proportioned bedrooms, both positioned to the front, with the master featuring a wide bay window that fills the room with natural light. The bathroom is fitted with a white suite including a shower over the bath.

Outside, the property enjoys attractive gardens to both the front and rear, with the back garden offering a good degree of privacy and a mix of lawn, planting, and a patio area. A driveway and attached garage provide off-road parking and useful storage.



ACCOMMODATION

Entrance Hall

Living Room - 20'2" x 10'7" (6.15m x 3.23m)

Kitchen - 16'8" x 11'4" (5.08m x 3.45m)

Conservatory - 11'10" x 9' (3.6m x 2.74m)

Bedroom 1 - 16'8" x 11'4" (5.08m x 3.45m)

Bedroom 2 - 9'4" x 9' (2.84m x 2.74m)

Shower Room

Garage - 17'3" x 9'3" (5.26m x 2.82m)

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.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

