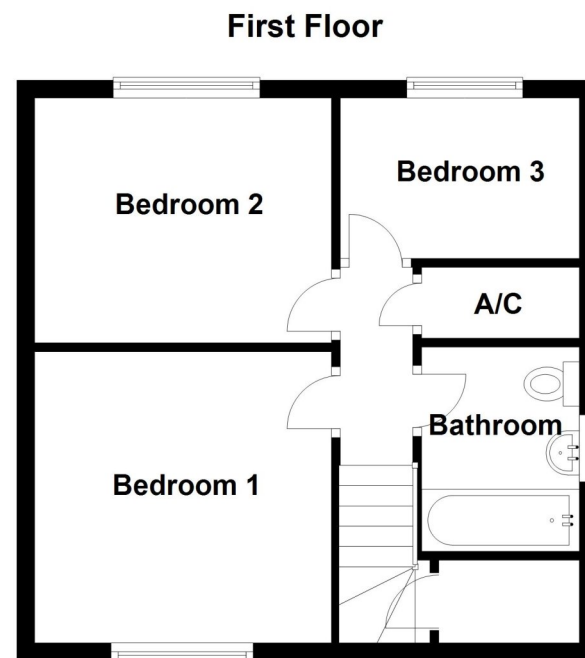
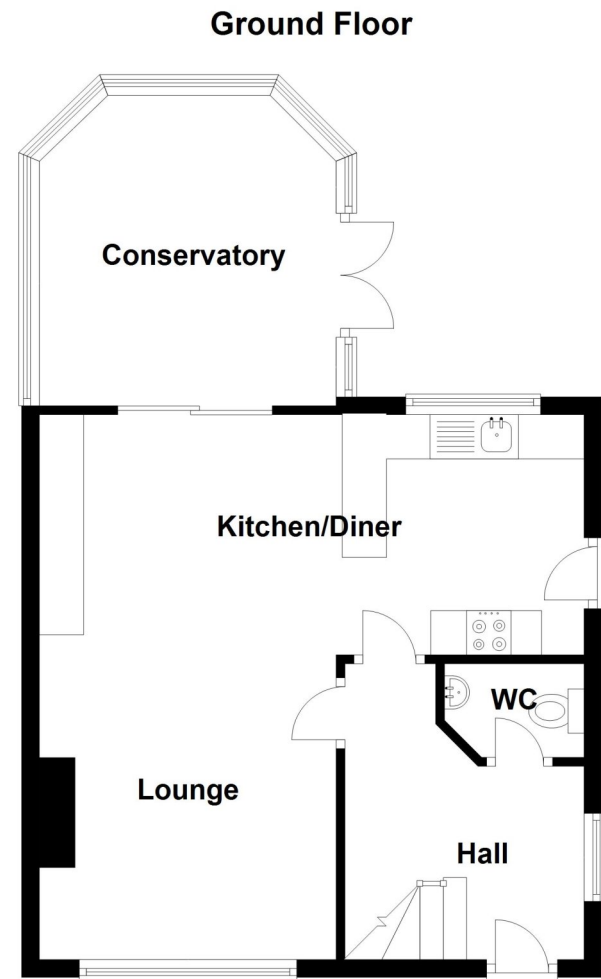


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



5 Ripon Drive, Sleaford, Lincolnshire, NG34 8UF

£189,950 Freehold

This Three Bedroom Semi-Detached Home sits on a very impressive sized plot with a large front and rear garden. The property has been modernised inside, boasting a lovely contemporary style Kitchen/Diner with doors into the Conservatory. The Accommodation comprises of Entrance Hall, Lounge, Kitchen/Diner, Conservatory, Downstairs W/C, Three Bedrooms and a Family Bathroom. The plot is really what sells this home, with ample parking to the front and side, and a non-overlooked rear garden which is principally laid to lawn with numerous established trees and shrubs.

A viewing of this property is recommended to appreciate the size and position.

IMPRESSIVE PLOT | AMPLE PARKING | NON OVERLOOKED REAR GARDEN | MODERN INTERIOR | KITCHEN/DINER | NEW DOWNSTAIRS CLOAKROOM | WELL PROPORTIONED ACCOMMODATION | THREE BEDROOMS



ACCOMMODATION

Entrance Hall

Downstairs Cloakroom

Lounge - 11' x 11' (3.35m x 3.35m)

Kitchen/Diner - 20'2" x 8'11" (6.15m x 2.72m)

Conservatory - 11'6" x 10'3" (3.5m x 3.12m)

Bedroom One - 11' x 9'9" (3.35m x 2.97m)

Bedroom Two - 11' x 9'1" (3.35m x 2.77m)

Bedroom Three - 8'11" x 6'1" (2.72m x 1.85m)

Family Bathroom

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B