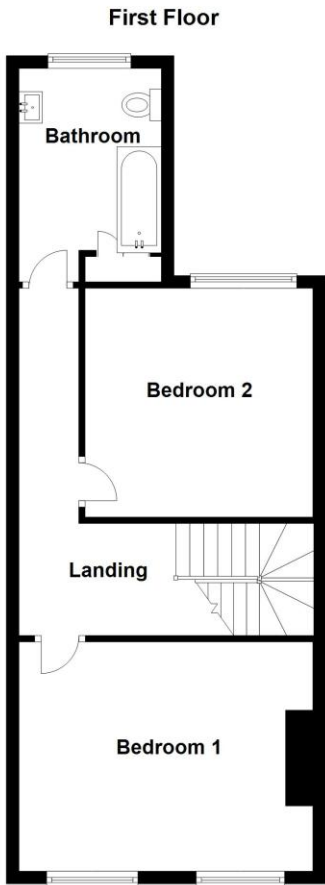
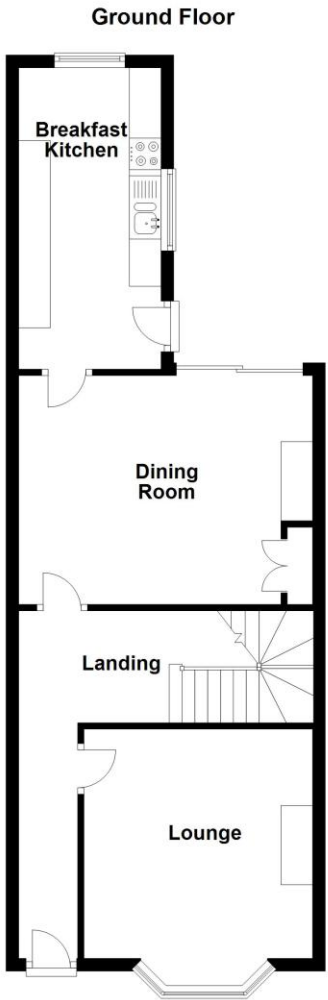


West Banks, Sleaford, Lincolnshire

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		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



67 West Banks, Sleaford, Lincolnshire, NG34

£169,950 Freehold

Situated in the heart of Sleaford, is this delightful two-bedroom mid-terrace home offering a perfect blend of period character and modern living.

The ground floor welcomes you through a traditional hallway, leading into a bright and spacious lounge that benefits from a large bay window. The separate dining room sits centrally and connects to the kitchen at the rear, which is fitted with ample base and eye level units and worktop space.

Characterful Home | Town Centre Location | Well Presented Throughout | Ideal For First Time Buyers & Investors | Spacious Accommodation | High Ceilings | Gas Central Heating & uPVC D/G | Enclosed Rear Yard with Outbuildings



ACCOMMODATION

Entrance Hall

Living Room - 15'3" x 11' (4.65m x 3.35m)

Dining Room - 13'6" x 12' (4.11m x 3.66m)

Kitchen - 15'7" x 9' (4.75m x 2.74m)

Bedroom One - 15'3" x 11' (4.65m x 3.35m)

Bedroom Two - 12' x 11'10" (3.66m x 3.6m)

Family Bathroom - 10'10" x 7'5" (3.3m x 2.26m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

To the rear of the property is a low-maintenance courtyard-style garden that offers access to a handy brick-built outbuilding and private rear access – ideal for bike storage or utility use.

This well-maintained home is ideally suited to first-time buyers and investors alike. Its enviable location is extremely convenient with access to local amenities including shops, doctor's surgery, pubs and the railway station.