



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		

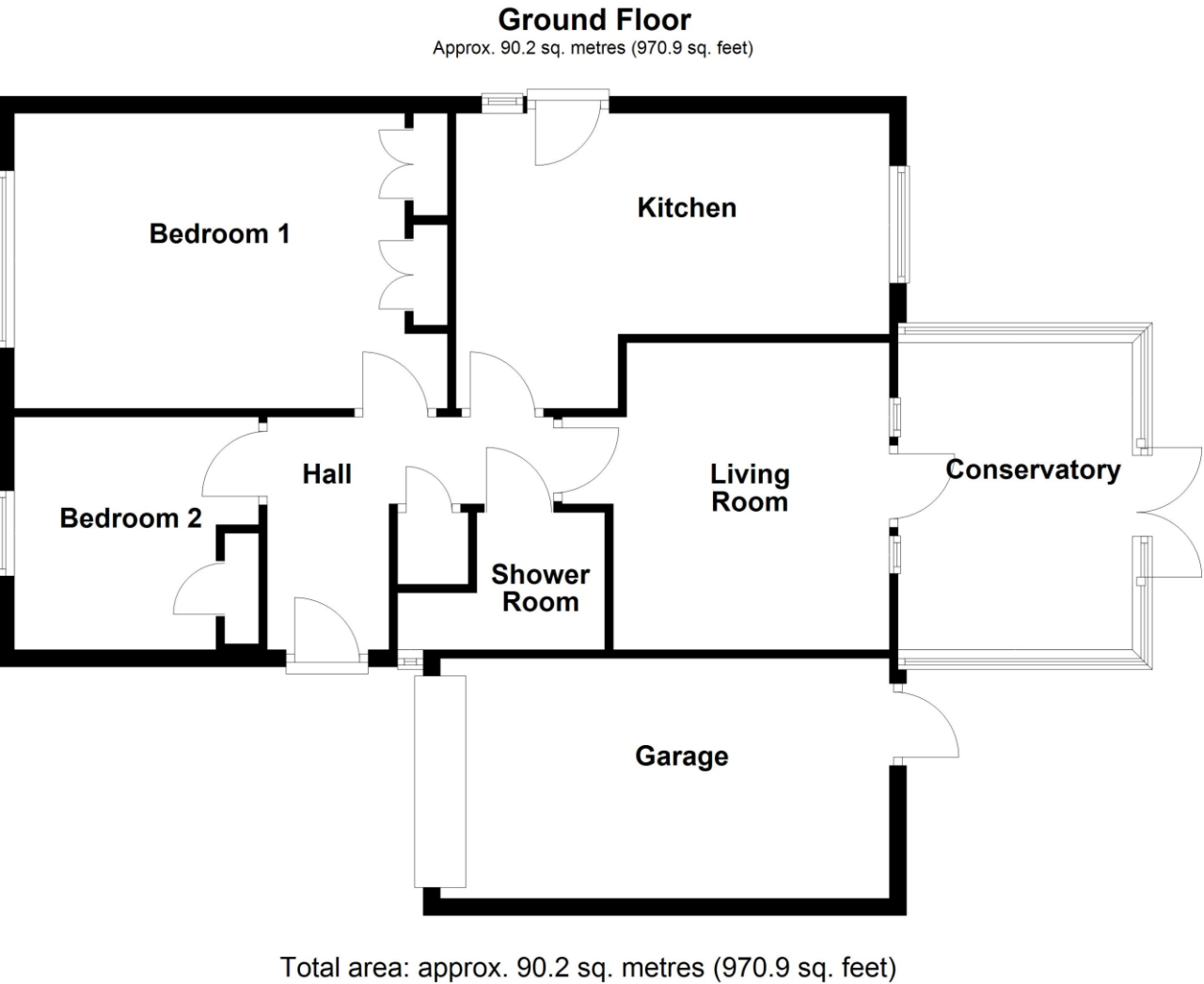


30 Priory Way, Sleaford, Lincolnshire, NG34 7XD

£295,000 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





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)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

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.

