



**30 Priory Way, Sleaford, Lincolnshire, NG34 7XD**

**£285,000 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)

#### LOCAL AUTHORITY

North Kesteven District Council

#### TENURE

Freehold

#### COUNCIL TAX BAND

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