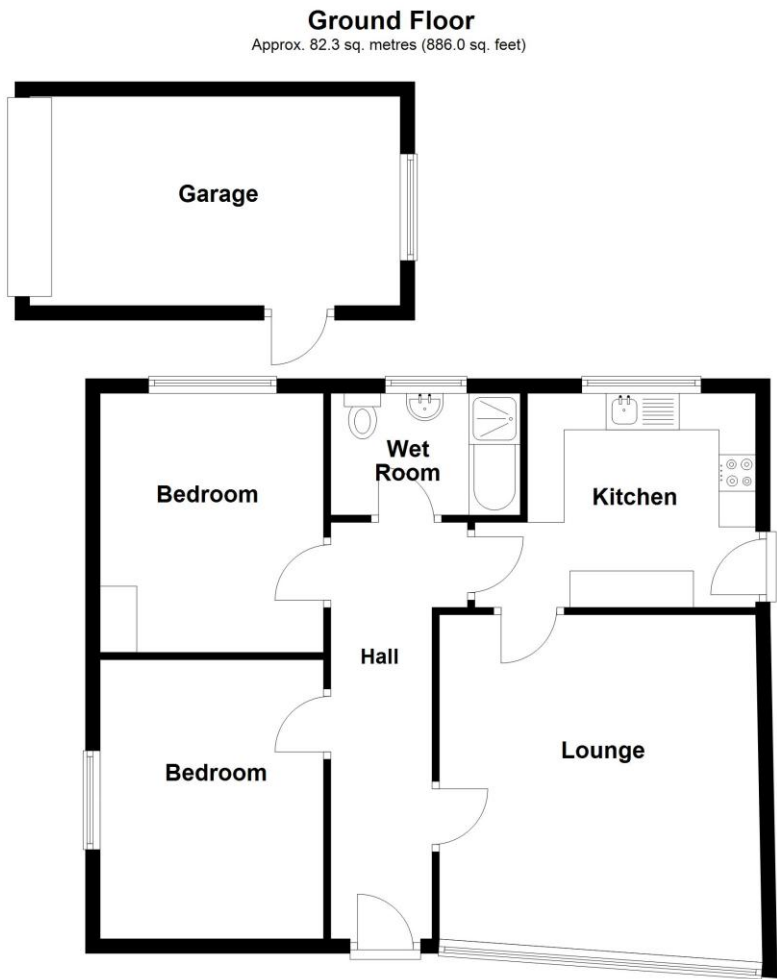




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	71 C
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 82.3 sq. metres (886.0 sq. feet)



## 8 St. Annes Close, Sleaford, Lincolnshire, NG34 8AT

£245,000 Freehold

Tucked away in a quiet cul-de-sac and overlooking the park, this well-presented two-bedroom detached bungalow offers spacious accommodation with a practical layout and low-maintenance gardens.

Two-Bedroom Detached Bungalow | Quiet Cul-De-Sac Location | Bright And Spacious Lounge | Adapted Wet Room With Shower And Grab Rails | Low-Maintenance Front And Rear Gardens | Driveway, Carport And Detached Brick Garage | Overlooks Park | Close To Local Amenities





**DESCRIPTION**

The property opens into a welcoming hallway leading to a bright and generously sized lounge with a large window to the front aspect flooding the room with natural light. The kitchen is fitted with a range of units, integrated oven and hob, and has a door leading out to the rear garden.

There are two good-sized double bedrooms and a well-equipped wet room with shower area, WC and hand basin, designed for easy accessibility.

Outside, the property enjoys a smart, low-maintenance frontage with gravelled areas and a private driveway providing ample off-road parking, leading to a carport and detached brick-built garage. The enclosed rear garden is hard-landscaped for ease of upkeep, offering plenty of space for outdoor seating and potted plants.

Located within easy reach of amenities, including shops, medical facilities and public transport links, this property won't be for sale long!



**ACCOMMODATION**

**Entrance Hall**

**Lounge** - 14'6" x 13'8" (4.42m x 4.17m)

**Kitchen** - 12'7" x 8'9" (3.84m x 2.67m)

**Bathroom** - 8'6" x 5'6" (2.6m x 1.68m)

**Bedroom 1** - 11'8" x 10' (3.56m x 3.05m)

**Bedroom 2** - 12'6" x 9'10" (3.8m x 3m)

**Garage** - 16'7" x 9'4" (5.05m x 2.84m)

**LOCAL AUTHORITY**

North Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

C