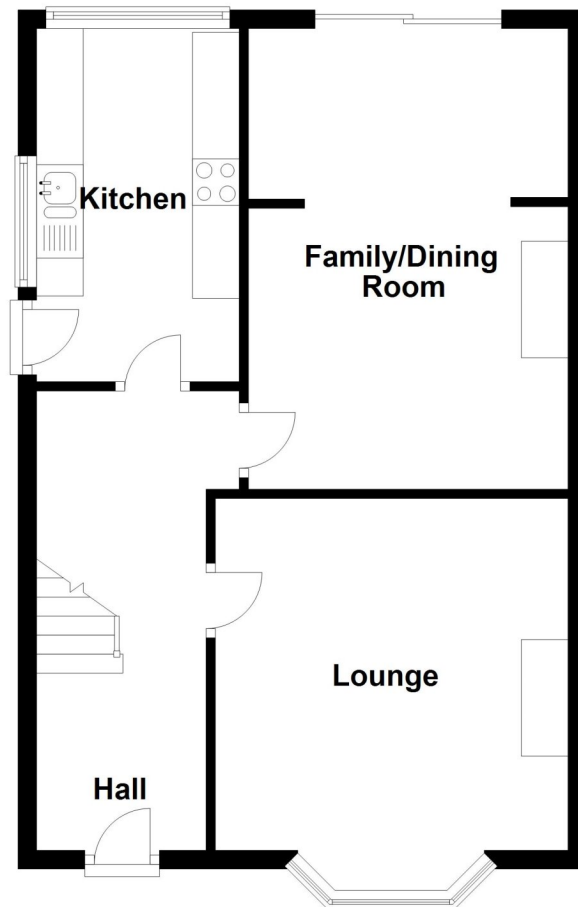


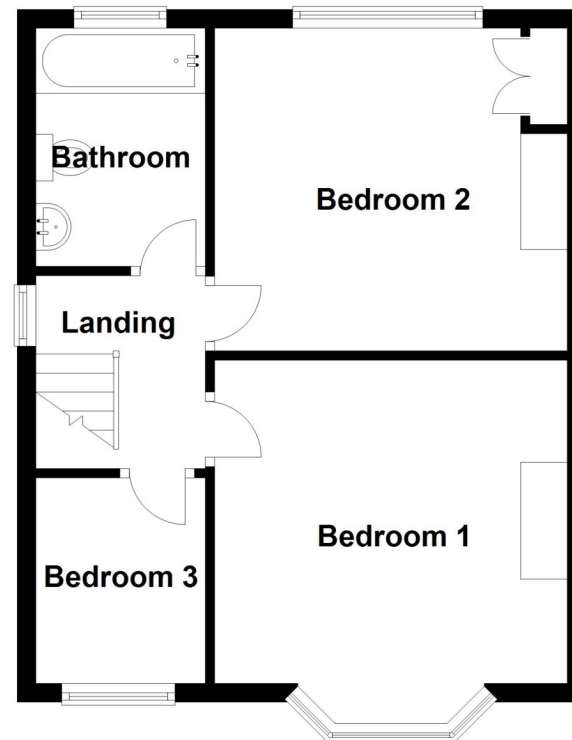
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	87
(69-80)	C	
(55-68)	D	70
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



77 North Parade, Sleaford, Lincolnshire, NG34 8AJ

£210,000 Freehold

We are pleased to offer for sale this extended Three Bedroom Semi-Detached Home which has been tastefully updated and modernised by the current vendor. The property is well maintained and benefits from off street parking, a modern fitted Kitchen, newly fitted gas combi boiler and newly fitted flooring throughout. The accommodation comprises of Entrance Hall, Lounge, Kitchen, Family/Dining Room, Three Bedrooms and a Family Bathroom.

The current vendor has improved the house throughout, with one key addition being a complete new roof of the property.

Come and have a look!

Extended Semi Detached Home | Three Bedrooms | Fantastic Sized Rear Garden | Close to Local Amenities | Gas Central Heating & UPVC Double Glazing | Well Proportioned Accommodation | Driveway To Front | Well Presented Throughout | New Roof



ACCOMMODATION

Entrance Hall

Lounge - 12'5" x 12'5" (3.78m x 3.78m)

Kitchen - 12'6" x 7'1" (3.8m x 2.16m)

Family/Dining Room - 16'2" x 10'3" (4.93m x 3.12m)

Bedroom One - 12'6" x 11'4" (3.8m x 3.45m)

Bedroom Two - 11'4" x 10' (3.45m x 3.05m)

Bedroom Three - 7'3" x 6' (2.2m x 1.83m)

Family Bathroom

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B

