

London Road, Sleaford

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	52	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 118.0 sq. metres (1270.3 sq. feet)



52 London Road, Sleaford, NG34 7LH

£425,000 Freehold

LONDON ROAD..... Properties on London Road rarely become available and there is actually only a handful of bungalows - so BE QUICK ! This period detached, double bay fronted bungalow, is a great size with 3 double bedrooms, Living room, study, kitchen / diner, bathroom and separate shower room. Set in a generous plot with front and rear gardens, a large long driveway and detached double garage. Arguably the best road in Sleaford, not far from Sleaford Cricket Club, the train station and the town centre.

None Estate Location On London Road | Established Detached Bungalow | Long Driveway with Detached Garage | 3 Double Bedrooms | Generous Accommodation | Viewing Essential

Winkworth

Winkworth Sleaford | 01529 303377 | sleaford@winkworth.co.uk

winkworth.co.uk/sleaford

See things differently.

Under the Property Misdescriptions Act 1991 these particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

Winkworth

See things differently.

ACCOMMODATION

Entrance Hall - Approached by a UPVC in a glazed transom fitment the spacious entrance hall gives access to all rooms and has radiators, loft access, picture rail.

Bedroom - 13' x 12' (3.96m x 3.66m) Having walk in UPVC bay window to front aspect, bank of 8 fitted wardrobes, original cast fireplace with mantle mirror, radiator.

Shower Room - Having fully tiled shower cubicle with mains fed shower.

Bedroom - 12' x 12'1" (3.66m x 3.68m) Walk in UPVC bay window to front aspect, period cast fireplace, radiator, picture rail.

Study - 13' x 13' (3.96m x 3.96m) Mullioned window to side aspect, feature period fireplace with cast inset with tiled hearth, radiator, coving to ceiling.

Bedroom - 12' x 8' (3.66m x 2.44m) UPVC window to side aspect, radiator.

Living Room - 15' x 13' (4.57m x 3.96m) UPVC window to side aspect, UPVC French doors in glazed transom fitment to rear aspect leading to garden, Adam style fireplace with cast and tiled inset, television point, radiator.

Bathroom - Opaque glazed UPVC window to rear aspect, airing cupboard housing hot water cylinder, panelled bath, close coupled WC, vanity unit housing hand wash basin.

Kitchen Dining Room - 16'2" x 12'1" (4.93m x 3.68m) UPVC windows to side and rear aspects, UPVC door to side aspect, fitted with a range of base and eye level units with bevel edged work top over, electric cooker point, one and a half bowl stainless steel sink, space for fridge and washing machine.

Outside - The property boasts a generous plot, fronted by dwarf walling the front garden is laid to lawn.

A block paved driveway extends to the side of the property offering ample off street parking for numerous vehicles leading to the detached double garage 19' x 17' having electric roller door to front aspect, personal door to side aspect, light, power and loft storage.

The rear garden offers a good degree of privacy and is southerly aspected with a generous paved patio, lawn and shaped shrub bed.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D

