

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



36 Southfields, Sleaford, Lincolnshire, NG34 7LB

OFFERS OVER £160,000 Freehold

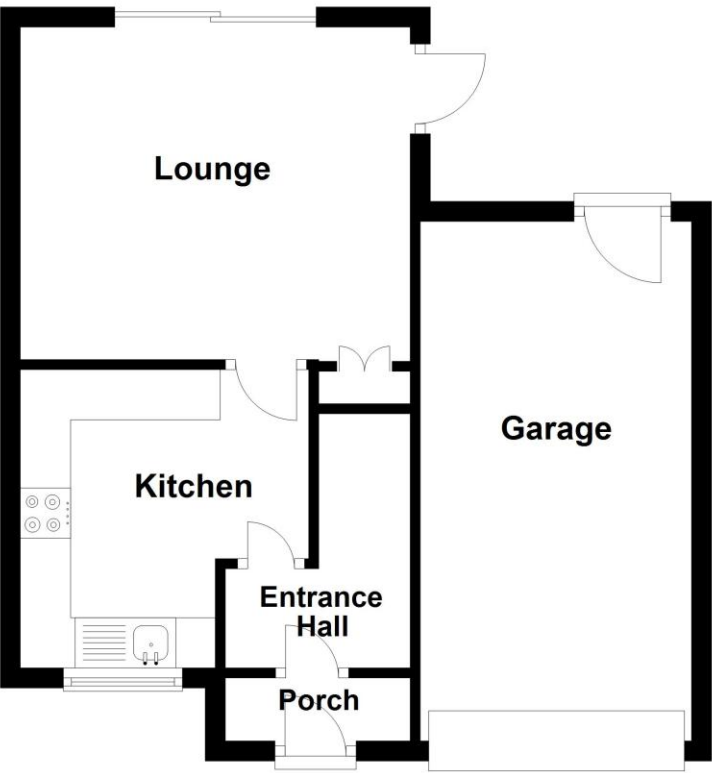
This immaculately presented home is situated on the popular 'Southfields' estate in Sleaford, and is the perfect opportunity for first-time buyers or anyone looking for a low-maintenance, move-in-ready property.

Updates include a stylish kitchen and bathroom, fresh flooring, a gas boiler and consumer unit (both installed in 2021), as well as a modern air conditioning unit in the Lounge.

TWO DOUBLE BEDROOMS | MODERN KITCHEN | STYLISH BATHROOM | SLIDING DOORS FROM LOUNGE TO GARDEN | GARAGE | DRIVEWAY | LARGER THAN AVERAGE GARDEN | POPULAR LOCATION | AIR CON UNIT IN LOUNGE

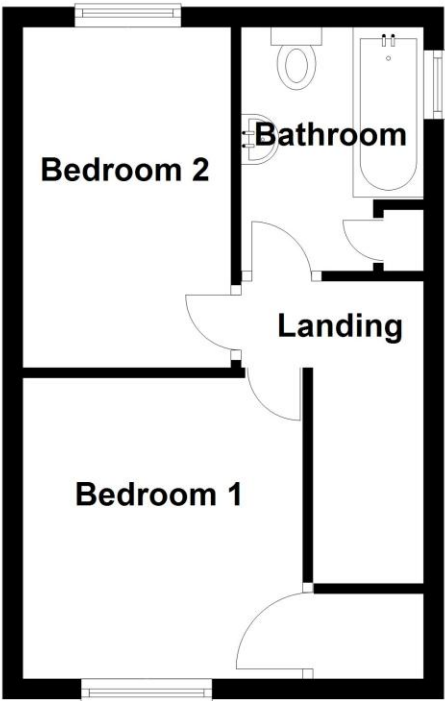
Ground Floor

Approx. 40.5 sq. metres (436.1 sq. feet)



First Floor

Approx. 25.9 sq. metres (278.3 sq. feet)



Total area: approx. 66.4 sq. metres (714.4 sq. feet)



ACCOMMODATION

Entrance Hall

Porch

Kitchen - 9'10" x 9'5" (3m x 2.87m)

Lounge - 12'8" x 10'10" (3.86m x 3.3m)

Garage - 17' x 8'10" (5.18m x 2.7m)

Bedroom 1 - 9'10" x 9'1" (3m x 2.77m)

Bedroom 2 - 11'2" x 6'9" (3.4m x 2.06m)

Bathroom - 8' x 5'11" (2.44m x 1.8m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A



DESCRIPTION

The home also benefits from a concrete driveway providing parking, a garage, and a neat front garden laid to lawn which could also be made into more parking. The porch at the front of the property provides a practical space for coats and shoes and avoids stepping directly into a living area—adding both comfort and functionality.

The kitchen overlooks the front of the home and features a sink with drainer, hob with extractor fan, space and plumbing for multiple appliances, and ample cupboard and worktop space. The kitchen leads through to a bright and spacious lounge, which offers a sliding patio door and a side door to the rear garden.

Upstairs, the main bedroom is generously sized with a front-facing window and a built-in wardrobe. The second bedroom is a decent size and can fit a double bed, but would be ideal for a home office or guest room.

The garage is a real bonus, fitted with an electric garage door to the front and a rear pedestrian door for easy access from the garden.

Come and have a look!