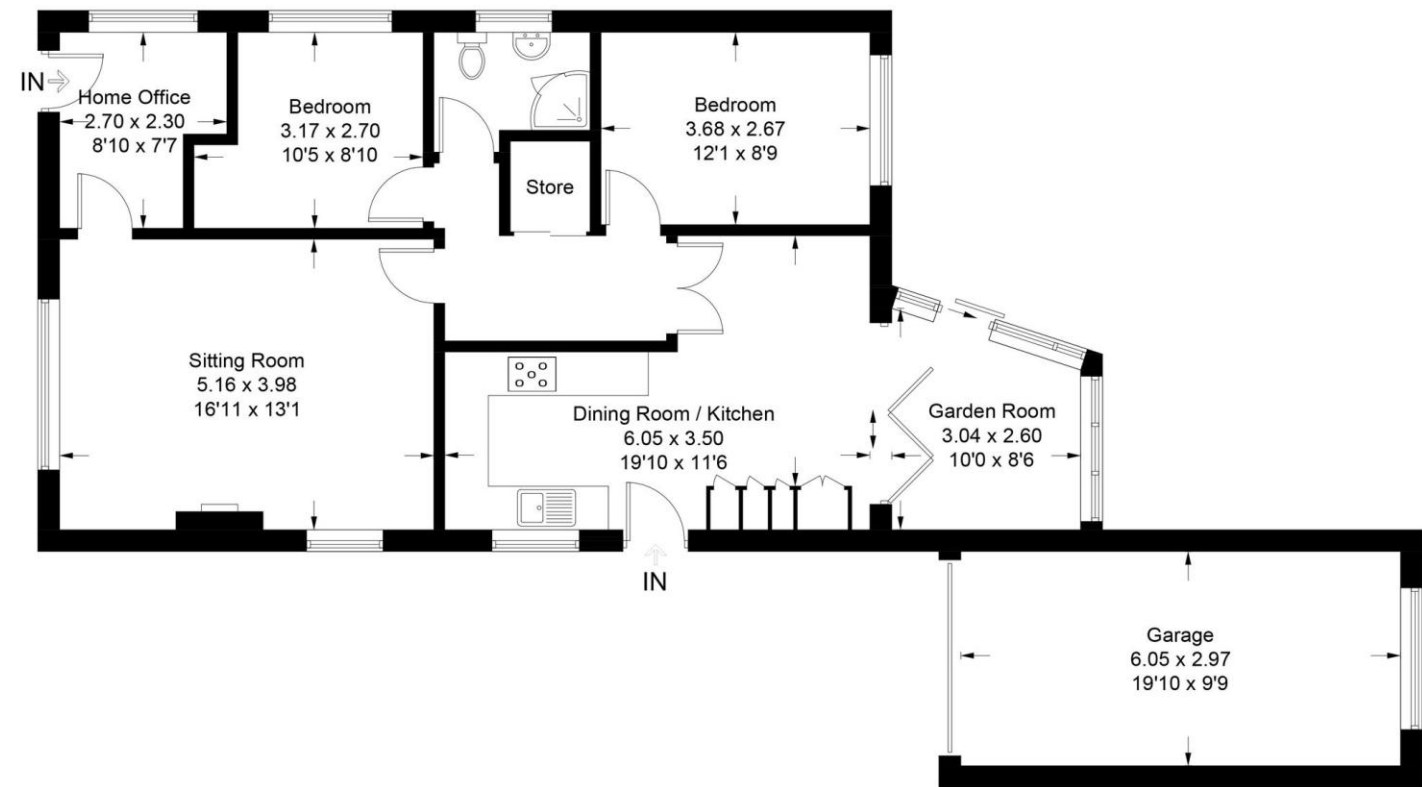


EPC TO FOLLOW

21 Durham Avenue

Approximate Gross Internal Area = 84.5 sq m / 909 sq ft  
Garage= 17.8 sq m / 191 sq ft  
Total = 102.3 sq m / 1100 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



21 Durham Avenue, Sleaford, Lincolnshire, NG34 8UD

£250,000 Freehold

This well-presented two bedroom detached bungalow offers spacious and versatile accommodation, with the added benefit of a separate home office, garden room, generous driveway and garage. The property has clearly been well cared for and provides a comfortable home with plenty of useful living space throughout.

Two Bedroom Detached Bungalow | Spacious Sitting Room | Generous Kitchen & Dining Room | Bright Garden Room Overlooking The Rear Garden | Separate Home Office | Modern Shower Room | Attractive & Well-Established Rear Garden | Generous Driveway Providing Ample Off-Road Parking | Detached Garage | Well Presented Throughout



dedicated home office provides an ideal space for anyone working from home, while also offering flexibility for hobbies or additional storage.

Outside, the property continues to impress. To the front is a substantial driveway providing ample off-road parking and leading down the side of the bungalow to a detached garage. The rear garden is attractively established and has been thoughtfully arranged with lawned areas, mature planting, pathways and decorative arches. A paved seating area immediately outside the garden room provides an excellent space for outdoor dining and entertaining, with further areas of the garden offering plenty of interest.

Overall, this is a spacious and very well-maintained detached bungalow offering two bedrooms, a home office, generous living accommodation, attractive gardens, ample parking and a garage, making it a property well worth viewing.

### ACCOMMODATION

Home Office - 8'10" x 7'7" (2.7m x 2.3m)

Sitting Room - 16'11" x 13'1" (5.16m x 4m) Dining Room / Kitchen - 19'10" x 11'6"

Kitchen/Diner - 19'10" x 11'6" (6.05m x 3.5m)

Garden Room - 10' x 8'6" (3.05m x 2.6m)

Bedroom One - 12'1" x 8'9" (3.68m x 2.67m)

Bedroom Two - 10'5" x 8'10" (3.18m x 2.7m)

Shower Room

Store

Garage - 19'10" x 9'9" (6.05m x 2.97m)

### LOCAL AUTHORITY

North Kesteven District Council

### TENURE

Freehold

### COUNCIL TAX BAND

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The accommodation centres around a spacious sitting room, a bright and welcoming reception space with ample room for a range of furniture. The kitchen and dining room is another particularly generous area, offering excellent storage and worktop space alongside plenty of room for a full-size dining table. Bi-folding doors open directly into the garden room, creating a lovely additional seating area overlooking the rear garden and providing easy access outside.

There are two well-proportioned bedrooms, including a generous main double bedroom, together with a modern shower room and useful storage. A further

