



## 25 WEST BANKS, SLEAFORD, LINCOLNSHIRE, NG34 7PX

### **£189,950 FREEHOLD**

New to the market is this Four Bedroom Attached double fronted home situated in the heart of Sleaford. The property is surprisingly spacious with Three double bedrooms and a fourth single bedroom upstairs, and a recently modernised Shower Room. Downstairs there is a Lounge, Dining Room, Kitchen/Breakfast Room and a Utility/Study. Properties like this rarely become available, and its' close proximity to the town centre makes it an ideal purchase for anyone looking for a home with all of Sleaford's amenities on its doorstep. Outside, there is a small courtyard style garden which is laid to low maintenance paving and non-overlooked.

The current owner tells us that despite the lack of off-street parking, there is parking available extremely close by to the property at a small cost. Please contact the agent for more info on this.

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# ACCOMMODATION

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Entrance Hall

Lounge - 12'3" x 11'8" (3.73m x 3.56m)

Dining Room - 12'3" x 10'1" (3.73m x 3.07m)

Kitchen/Breakfast Room - 15' x 10'5" (4.57m x 3.18m)

Study/Utility Room - 10'5" x 6'3" (3.18m x 1.9m)

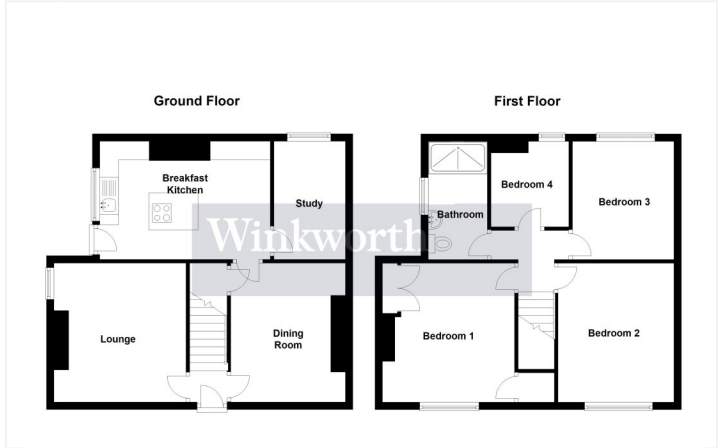
Bedroom One - 12'8" x 11'11" (3.86m x 3.63m)

Bedroom Two - 12'8" x 10' (3.86m x 3.05m)

Bedroom Three - 10'4" x 8'11" (3.15m x 2.72m)

Bedroom Four - 7'8" x 7'3" (2.34m x 2.2m)

## Shower Room



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.



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