



## 13 King Edward Street, Sleaford, Lincolnshire, NG34

£169,950 Freehold

This well-maintained terraced home is set on King Edward Street, conveniently located within easy reach of Sleaford town centre, local shops and transport links. The property offers comfortable, well-proportioned accommodation throughout and would appeal to a range of buyers, including first-time buyers and investors alike.

The ground floor features an entrance porch leading into a pleasant lounge with a feature fireplace, providing a comfortable main living space. There is also a separate dining room, which leads through to the modern fitted kitchen. The kitchen includes a range of wall and base units, integrated oven and hob, and space for appliances, with a useful utility area beyond offering additional storage as well as a downstairs w/c.

Well Maintained Terraced Home | Convenient Town Centre Location | Modern Fitted Kitchen | Separate Dining Room | Two Double Bedrooms | Four Piece Suite Family Bathroom | Enclosed Low Maintenance Garden | Off Road Parking To Rear | Ideal First Time Or Investment Purchase



Upstairs, the landing gives access to two good-sized double bedrooms. The family bathroom is larger than average and fitted with a four-piece suite comprising a bath, separate shower, hand wash basin and WC.

Outside, the rear garden is fully enclosed and laid to low maintenance. There are double gates to the rear allow for off-road parking, which is rare for the victorian terraced homes in Sleaford.

ACCOMMODATION

Entrance Hall

Lounge - 13' x 10'10" (3.96m x 3.3m)

Dining Room - 13' x 11' (3.96m x 3.35m)

Kitchen

Utility Room/WC - 7 x 3'10" (7 x 1.17m)

Bedroom One - 13' x 11' (3.96m x 3.35m)

Bedroom Two - 9' x 8' (2.74m x 2.44m)

Shower Room

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 68.9 sq. metres (741.5 sq. feet)

*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.*

