



## 43 Westgate, Sleaford, Lincolnshire, NG34 7PU

**£149,950 Freehold**

We are pleased to present this well-located two-bedroom home, ideally positioned within easy walking distance of the town centre.

The property offers well-proportioned accommodation comprising a lovely modern fitted kitchen, spacious lounge/diner, two bedrooms and a modern fitted shower room, making it an excellent choice for first-time buyers, downsizers or investors alike.

Two Bedroom Cottage | Town Centre Location | Spacious Lounge Diner | Modern Fitted Kitchen | Gas Central Heating | UPVC Double Glazing | Off Road Parking For Two Vehicles | Ideal First Time Buy Or Investment Property

The home benefits from gas central heating and UPVC double glazing throughout. The kitchen is fitted with a range of wall and base units, integrated hob and electric oven, with space and plumbing for appliances. The generous lounge/dining area provides useful under-stairs storage and stairs rising to the first floor.

Upstairs, there are two well-sized bedrooms and a spacious shower room which is fully tiled and fitted with a double shower cubicle, wash basin and WC.

Externally, the rear of the property offers a low-maintenance gravelled area providing off-road parking for two vehicles.

#### ACCOMMODATION

**Lounge/Diner** - 16'6" x 14'6" (5.03m x 4.42m)

**Kitchen** - 14'6" x 5'10" (4.42m x 1.78m)

**Bedroom One** - 12'2" x 10'9" (3.7m x 3.28m)

**Bedroom Two** - 9'10" x 9'4" (3m x 2.84m)

**Shower Room** - 9'10" x 5'2" (3m x 1.57m)

#### LOCAL AUTHORITY

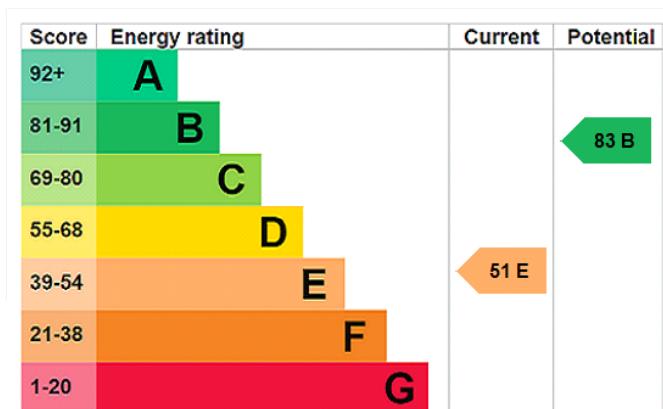
North Kesteven District Council

#### TENURE

Freehold

#### COUNCIL TAX BAND

NA



Total area: approx. 60.9 sq. metres (655.9 sq. feet)

