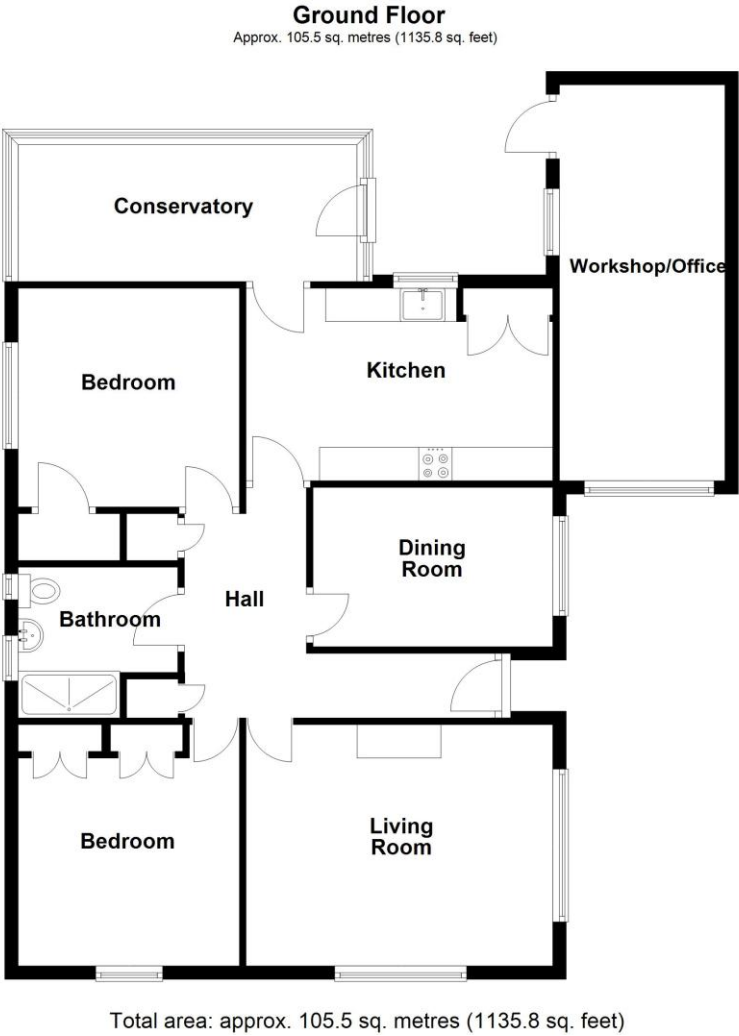


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



71 West Road, Pointon, Sleaford, Lincolnshire, NG34

£279,950 Freehold

This delightful detached bungalow offers spacious and versatile accommodation all set on one level, with the added benefit of a generous and beautifully maintained rear garden. Nestled in a peaceful residential area, the property is attractively presented both inside and out. A well-kept front garden and a long driveway provide ample off-road parking and lead to the entrance.

Spacious detached bungalow on one level | Generous, beautifully maintained rear garden | Bright dual-aspect living room | Modern kitchen with ample storage | Conservatory overlooking garden | Two double bedrooms | Useful workshop or home office | Long driveway with ample parking



DESCRIPTION

Inside, the bright and airy living room enjoys dual-aspect windows and a central fireplace, creating a cosy and welcoming focal point. The adjacent dining room flows seamlessly into the well-equipped kitchen, which benefits from a clean, modern finish and plenty of workspace. Beyond the kitchen lies a useful workshop or office, offering an ideal space for hobbies or remote working. A rear conservatory overlooks the garden and provides an excellent additional living area that can be enjoyed all year round.

The bungalow features two comfortable double bedrooms, both with pleasant outlooks, and a modern family bathroom fitted with a white suite including a bath with overhead shower. The layout is functional and well thought out, with a central hallway connecting all the main rooms.

Outside, the rear garden is a true highlight. Thoughtfully landscaped, it offers a mix of mature borders, fruit trees, level lawn, and seating areas, perfect for gardening enthusiasts. There is also a greenhouse and a shed.

With approximately 1,135 square feet of internal space, this property combines comfort, space, and flexibility, making it ideal for downsizers, couples, or anyone looking for single-storey living in a peaceful village setting.



ACCOMMODATION

Entrance Hall

Living Room - 15' x 11'10" (4.57m x 3.6m)

Kitchen - 15' x 9'5" (4.57m x 2.87m)

Dining Room - 11'9" x 7'10" (3.58m x 2.4m)

Bathroom

Bedroom 1 - 11'10" x 10'11" (3.6m x 3.33m)

Bedroom 2 - 10'11" x 10'9" (3.33m x 3.28m)

WC

Conservatory - 16'7" x 6'8" (5.05m x 2.03m)

Office/ Workshop - 19'5" x 8'1" (5.92m x 2.46m)

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

C

