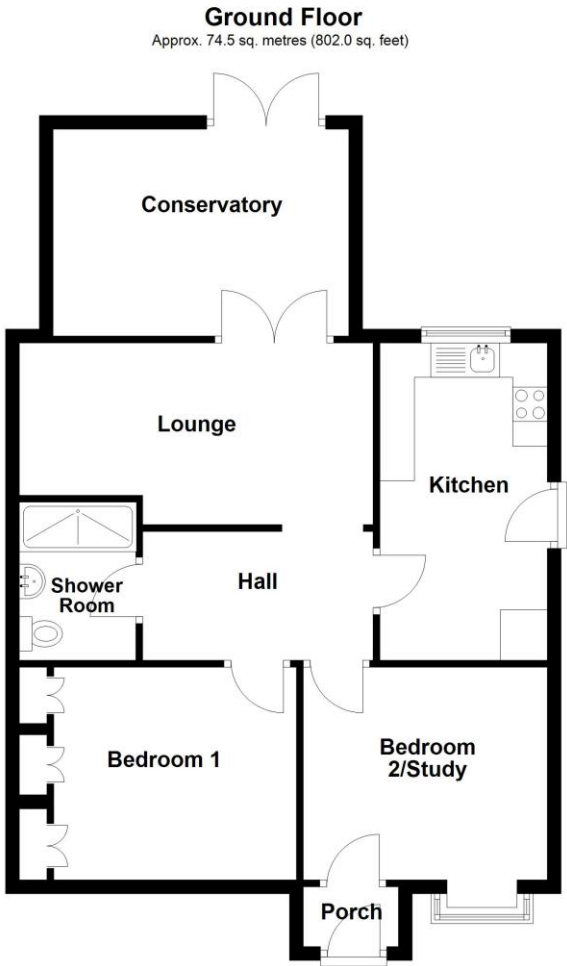


Walnutgarth, Sleaford, Lincolnshire

*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.*

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Total area: approx. 74.5 sq. metres (802.0 sq. feet)



21 Walnutgarth, Sleaford, Lincolnshire, NG34 7FL

£240,000 Freehold

Pretty bungalow in the bottom of a cul de sac.

Wonderful detached bungalow | Immaculate pretty garden | Superb modern Kitchen | Shower Room | Large Lounge | UPVC & Brick Conservatory | Worcester Boiler | UPVC windows, doors & facias





LOCATION

DESCRIPTION

ACCOMMODATION

**Porch** - UPVC door leads to the entrance porch which has a radiator

**Bedroom 2 / Study** - 11'7" x 10'1" (3.53m x 3.07m) With window to the front aspect and radiator

**Bedroom 1** - 13'2" x 10'1" (4.01m x 3.07m) With window to the front aspect, radiator and a full range of wardrobes including 3 doubles and heaps of drawers

**Kitchen** - 15'5" x 8' (4.7m x 2.44m) Superb modern kitchen with plenty of low level and eye level units and drawers. There is an intergrated dishwasher, fitted ceramic hob, built in oven and over head extractor fan. Space for washing machine and large American style fridge / freezer. There is a breakfast bar, UPVC door to the side of the property and if you stand at the sink you will have the view of the immaculate private rear garden.



**Hall** - The Hall has the airing cupboard which is where the Worcester central heating boiler it.

**Shower Room** - Modern 3 piece suite comprising low level WC, pedestal wash hand basin and double shower cubicle. The window is to the side aspect and there is a radiator.

**Lounge** - 17'1" x 9'9" (5.2m x 2.97m) Great sized lounge at the back of the property with a window to the rear and UPVC double doors to the conservatory

**Conservatory** - 14'1" x 9' (4.3m x 2.74m) Being brick and UPVC with plenty of plug sockets, a TV point, a radiator as well as an air conditioning unit and UPVC double doors to the garden.

**Outside** - The outside of the property is of particular note. Its absolutely immaculate. There are electric double gates with a personal gate that leads to the resin driveway, on the side of the property and off road parking, underneath the canopy by the back door. There is a pretty seating area with pergola, a patio and a few areas of astro turf. There is a detached garage, a shed and this pretty garden is fully enclosed and private.



LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

B

