

Ripon Drive, Sleaford, Lincolnshire

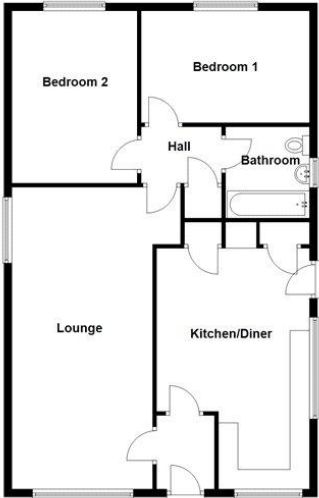
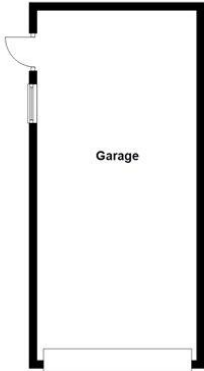
Approximate gross internal area:

Main house	Insert measurements
Insert area	Insert measurements
Insert area	Insert measurements
Total	Insert total

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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor
Approx. 129.9 sq. metres (1398.5 sq. feet)



Total area: approx. 129.9 sq. metres (1398.5 sq. feet)



38 Ripon Drive, Sleaford, Lincolnshire, NG34 8UF

£199,950 Freehold

Offered for sale with No Onward Chain, This Two Bedroom Detached Bungalow is positioned just a stone’s throw from numerous amenities and a bus stop.

The property sits on a generous plot with potential to extend if needed, subject to the necessary planning consents. The garage is a fantastic selling point, being larger than average measuring at approximately 29'5 x 13'5, with power, lighting, window and door to side aspect and up and over door to the front.

NO CHAIN | TWO BEDROOM DETACHED BUNGALOW | SOUTH FACING GARDEN | WELL MAINTAINED GARDENS | WELL PROPORTIONED ACCOMMODATION | AMPLE PARKING | OVERSIZED GARAGE | UPVC DOUBLE GLAZING | GAS CENTRAL HEATING



The accommodation comprises of Entrance Hall, Lounge/Diner, Kitchen, Two Double Bedrooms & Family Bathroom.

Outside, to the front of the property there is a lawned area with pathway leading to the Entrance Door, along with a concrete driveway offering ample off street parking. The rear garden is of particular note, being well maintained, principally laid to lawn and non-overlooked.



ACCOMMODATION

Entrance Hall

Kitchen Diner - 20'3" x 12'10" (6.17m x 3.9m)

Lounge - 26'9" x 14'7" (8.15m x 4.45m)

Bathroom - 8'8" x 6'8" (2.64m x 2.03m)

Bedroom 1 - 14'2" x 10'7" (4.32m x 3.23m)

Bedroom 2 - 14'5" x 10'6" (4.4m x 3.2m)

Garage - 29'5" x 13'5" (8.97m x 4.1m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B