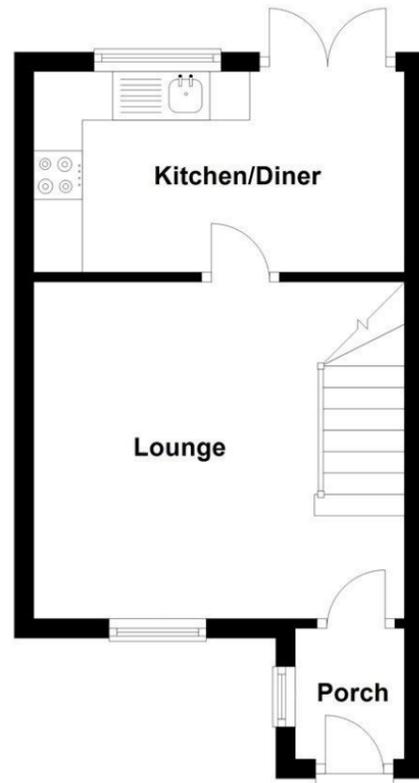




Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	71 C	
39-54	E		
21-38	F		
1-20	G		

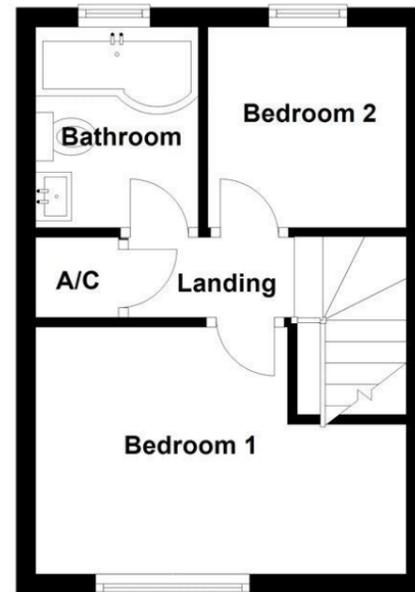
Ground Floor

Approx. 23.1 sq. metres (248.7 sq. feet)



First Floor

Approx. 21.5 sq. metres (231.2 sq. feet)



Total area: approx. 44.6 sq. metres (479.9 sq. feet)



18 Summerfield Drive, Sleaford, Lincolnshire, NG34 8TX

£165,000 Freehold

A well-presented two-bedroom detached home, set in a popular residential area and offering a practical layout ideal for first-time buyers, downsizers or investors.

The property is approached via a driveway to the side, providing off-road parking.

Inside, there is a porch leading into a bright lounge, a good sized space with stairs rising to the first floor and plenty of room for everyday living.

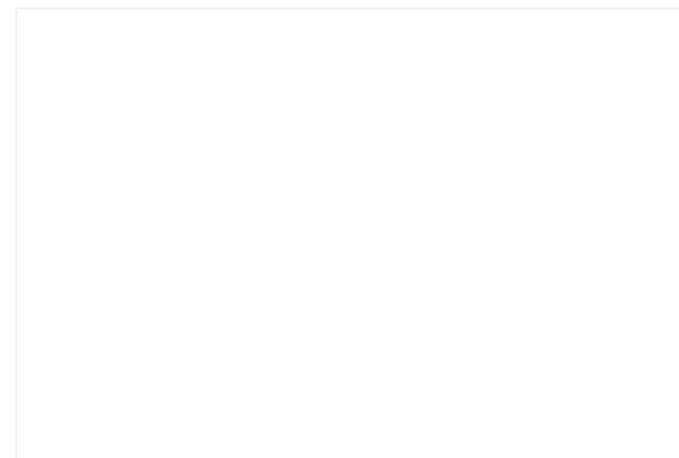
Newly Fitted UPVC Windows | Modern Fitted Bathroom | Stylish Kitchen | Detached | Cul-De-Sac Position | Off Road Parking | Lovely Rear Garden | Ideal for Investors & First Time Buyers Alike



To the rear, the kitchen/diner has been modernised with a range of contemporary units, ample worktop space and room for appliances, along with space for a small dining table. French doors open directly onto the garden, allowing for plenty of natural light and creating a nice connection between indoor and outdoor living.

Upstairs, there are two bedrooms, including a generous main bedroom and a second room ideal as a guest bedroom. These are served by a modern family bathroom fitted with a white suite and shower over the bath.

Outside, the rear garden is enclosed and mainly laid to lawn with a patio area, providing a great space for outdoor seating and entertaining. There is also a useful shed for storage.



ACCOMMODATION

Entrance Hall

Lounge - 16'6" x 12'5" (5.03m x 3.78m)

Kitchen/Diner - 12'5" x 7'3" (3.78m x 2.2m)

Bedroom One - 12'5" x 8'4" (3.78m x 2.54m)

Bedroom Two - 6'9" x 6'8" (2.06m x 2.03m)

Family Bathroom - 6'8" x 5'5" (2.03m x 1.65m)

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A