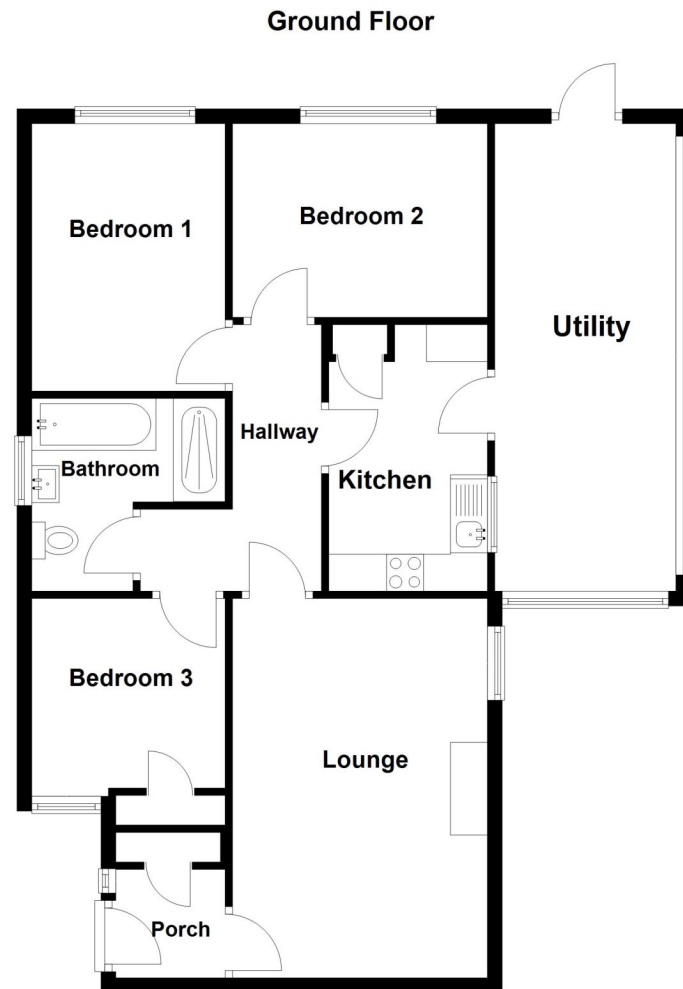


York Road, Sleaford, Lincolnshire

*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.*



12 York Road, Sleaford, Lincolnshire, NG34 8UA

£192,500 Freehold

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

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See things differently.

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NO CHAIN | THREE BEDROOM DETACHED BUNGALOW | STUNNING SOUTH FACING GARDEN | IMMACULATELY MAINTAINED GARDENS | WELL PROPORTIONED ACCOMMODATION | AMPLE PARKING | TWO GARDEN SHEDS | UPVC DOUBLE GLAZING | GAS CENTRAL HEATING

**Winkworth**

See things differently.

## DESCRIPTION

The property is well maintained throughout, with the benefit of a four piece suite Family Bathroom including a double shower cubicle. The property sits on a generous plot with potential to extend if needed, subject to the necessary planning consents.

The accommodation comprises of Entrance Hall, Lounge, Kitchen, Three Double Bedrooms, Family Bathroom and a Side Utility.

Outside, to the front of the property there is a large 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 immaculately maintained, principally laid to lawn with a paved patio area and numerous shrubs, two garden sheds, outside power point and outside tap.



## ACCOMMODATION

### Entrance Hall

**Lounge** - 16'10" x 11'4" (5.13m x 3.45m)

**Kitchen** - 8'2" x 8' (2.5m x 2.44m)

**Utility Room** - 17'2" x 5' (5.23m x 1.52m)

**Bedroom 1** - 11'10" x 8'7" (3.6m x 2.62m)

**Bedroom 2** - 9'5" x 8'7" (2.87m x 2.62m)

**Bathroom** - 8'7" x 8'3" (2.62m x 2.51m)

**Bedroom 3** - 8'9" x 8'7" (2.67m x 2.62m)



## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

B

