



Ripon Drive, Sleaford
£225,000



- Detached Bungalow
- Three Bedrooms
- NO ONWARD CHAIN
- Modern Kitchen and Shower Room
- Council Tax Band C
- Close Walking Distance to Local Amenities
- South Facing Garden
- Freehold
- EPC rating D



Located within close walking distance to local amenities is this well presented Three Bedroom Detached Bungalow. The layout of the kitchen is a particular benefit of the property offering a larger room than standard, with all rooms being of good standard and with the added benefit of a well maintained south facing rear garden with garage. Internally the property comprises; Entrance Hall, Lounge, Kitchen, Three Bedrooms and Shower Room. An early viewing is highly recommended to fully appreciate.

Entrance Hall

With part glazed door to side, storage cupboard and laminate flooring.

Lounge

3.45m x 5.04m (11'4" x 16'6")

Having gas fire place set in decorative surround, TV point, BT point, windows to front and side aspects and radiator.

Kitchen

3.45m x 3.10m (11'4" x 10'2")

Having a range of base and eye level units with work surface over, integrated oven with electric hob and extractor hood over, space for under counter fridge, sink with mixer tap and drainer, space and plumbing for washing machine, space and plumbing for dishwasher, part glazed door and window to side, access to loft and radiator.

Bedroom One



3.45m x 2.60m (11'4" x 8'6")
With window to rear and radiator.

Bedroom Two
2.64m x 3.59m (8'8" x 11'10")
Currently used as a Dining Room, with radiator.

Bedroom Three
2.65m x 2.60m (8'8" x 8'6")
With window to front aspect and radiator.

Shower Room
Well-presented Three-piece suite with mains fed double shower, hand wash basin, low level wc, chrome heated towel rail, window to side aspect and radiator.

Garage
Being concrete sectional build with garage door to front, window and personnel door to side, electric and lighting.

Outside
The front of the property offers ample parking with a large concrete driveway, further laid to lawn with shrubbery.

The South Facing rear garden is well maintained, being mainly laid to lawn with decorative borders and shrubbery, outside tap and lighting with timber fence surround.

Agents Note



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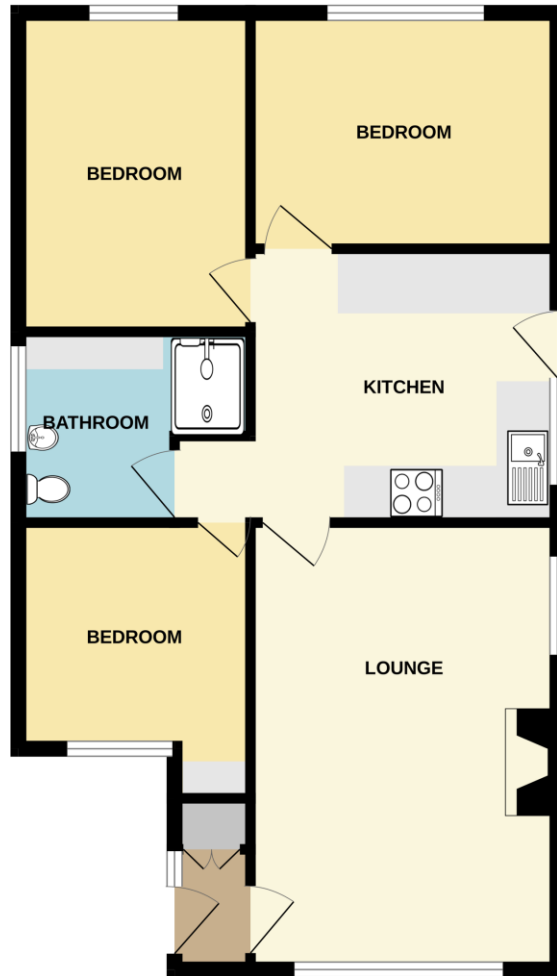
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Floorplan

GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



RIPON DRIVE, SLEAFORD, NG34 8UF

TOTAL FLOOR AREA : 658 sq.ft. (61.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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