



Ripon Drive, Sleaford
£190,000 - No Chain



- DETACHED BUNGALOW
- Three Bedrooms
- NO ONWARD CHAIN
- Renovation Project
- Within walking distance to amenities
- Private South Facing Garden
- Freehold
- EPC rating D



Situated on a popular estate location and with walking distance to local amenities is this **THREE BEDROOM DETACHED BUNGALOW**, offered for sale with **NO ONWARD CHAIN**. Benefiting from a large driveway, detached garage and private south facing rear garden, the property further comprises; Entrance Porch, Lounge, Kitchen, Three Bedrooms and Shower Room. Early viewing is highly recommended to fully appreciate the size and potential of property on offer.

Entrance Hall

With part glazed UPVC door to front, recess space with cupboard above.

Lounge

5.13m x 3.51m

Having a feature gas fire set with a decorative surround, serving hatch to kitchen, tv point, radiator and windows to the front and side.

Kitchen

3.20m x 2.49m

Having part glazed door to side, space and plumbing for washing machine, space for electric oven with gas supply, space for fridge, airing cupboard, boiler cupboard, and window to side.

Bedroom 1

3.61m x 2.67m

Having TV point, window to rear and radiator.



Bedroom 2

3.51m x 2.69m

With window to rear and radiator.

Bedroom 3

2.67m x 2.57m

With built in wardrobe, window to front and radiator.

Bathroom

With low level wc, pedestal hand wash basin, electric shower cubicle, extractor fan, radiator and window to rear.

Outside

The front of the property offers ample parking with a concrete driveway leading to the garage at the rear, mainly laid to lawn with concrete path to front door. The private rear garden is mainly laid to lawn with patio area, shrubbery, concrete prefab garage with up and over door and personnel door to side. Timber fence and hedge surround, outside light and outside tap.

Disclaimer - Sleaford

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Financial Services - Sleaford

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Floorplan

GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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