



Summerfield Drive, Sleaford NG34 8TX

welcome to

Summerfield Drive, Sleaford

A semi-detached bungalow with no chain, located on the outskirts of Sleaford. Lounge, kitchen & conservatory extension to rear. Family shower room with three piece suite. Off road parking to the front & fully enclosed low maintenance garden to the rear.



Entrance Hall

Being approached via a door from the front with laminate flooring and a built in airing cupboard.

Lounge

9' 11" x 13' 7" (3.02m x 4.14m)

There is a wall mounted electric fire and laminate flooring.

Kitchen

6' 8" x 10' 1" (2.03m x 3.07m)

Fitted with a range of wall and base units with work surfacing, one and a half bowl stainless steel sink, space for electric oven, space for fridge freezer, plumbing for washing machine, wall mounted gas boiler and tiled flooring.

Conservatory

7' 5" x 13' 2" (2.26m x 4.01m)

Bedroom One

8' 1" x 11' 5" (2.46m x 3.48m)

Having a range of built-in wardrobes.

Bedroom Two

8' 5" x 6' 10" (2.57m x 2.08m)

Shower Room

5' 5" x 6' 9" (1.65m x 2.06m)

Fitted with a shower cubicle with electric shower, pedestal wash hand basin, WC, heated towel rail, extractor and fully tiled walls.

Outside Front

There is off street parking.

Rear Garden

The fully enclosed fenced low maintenance garden has gravelled areas, small patio area and timber garden shed.

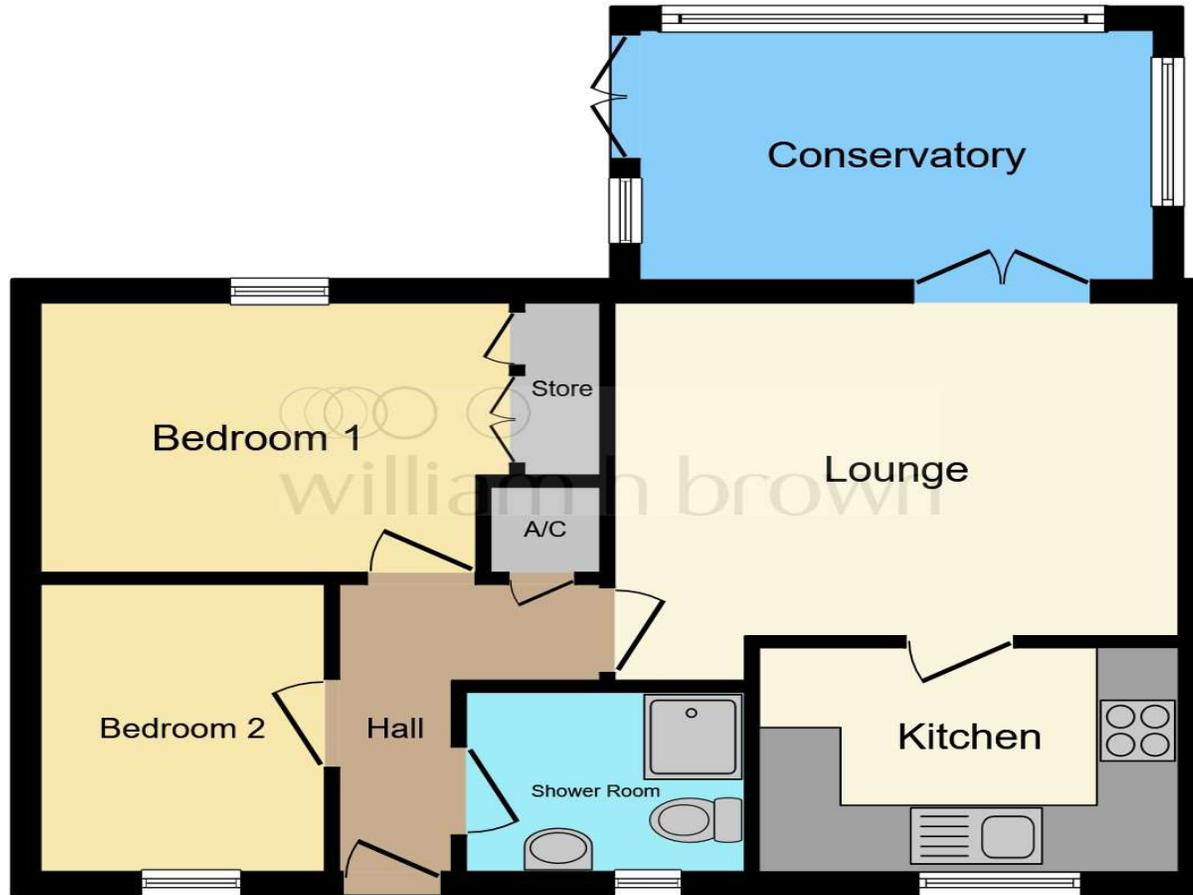
Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Summerfield Drive, Sleaford

- Two bedroom semi-detached bungalow
- Lounge & conservatory
- Shower room
- Off road parking
- Enclosed low maintenance rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH112944 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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