

EPC TO FOLLOW



## 37 Ripon Drive, Sleaford, Lincolnshire, NG34 8UF

£279,950 Freehold

**\*FOUR DOUBLE BEDROOMS\*** This immaculately presented Four Bedroom Semi-Detached Home sits on a larger than average plot with a driveway to the front offering parking for up to four vehicles, and a lovely rear garden.

The Accommodation comprises of Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, a converted Double Garage into a Family Room/Snug, Store Room, Four Double Bedrooms and a Family Bathroom.

FOUR BEDROOM SEMI-DETACHED HOME | FOUR DOUBLE BEDROOMS | AMPLE PARKING | SPACIOUS ACCOMMODATION | LOUNGE, DINING ROOM & CONSERVATORY | LARGE FAMILY BATHROOM | POPULAR LOCATION | VIEWING IS HIGHLY ADVISED



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**ACCOMMODATION**

Entrance Hall

Living Room - 21'4" x 10'5" (6.5m x 3.18m)

Dining Room - 9'6" x 9'1" (2.9m x 2.77m)

Kitchen - 14'1" x 7'10" (4.3m x 2.4m)

Conservatory - 11'5" x 9'2" (3.48m x 2.8m)

Family Room - 14'1" x 12' (4.3m x 3.66m)

Store



Bedroom One - 14'2" x 10'10" (4.32m x 3.3m)

Bedroom Two - 10'9" x 10' (3.28m x 3.05m)

Bedroom Three - 9'1" x 9'1" (2.77m x 2.77m)

Bedroom Four - 11'11" x 8'1" (3.63m x 2.46m)

Family Bathroom

**LOCAL AUTHORITY**

North Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

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