

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	52
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 118.0 sq. metres (1270.3 sq. feet)



## 52 London Road, Sleaford, NG34 7LH

£400,000 Freehold

LONDON ROAD..... Properties on London Road rarely become available and there is actually only a handful of bungalows - so BE QUICK ! This period detached, double bay fronted bungalow, is a great size with 3 double bedrooms, Living room, study, kitchen / diner, bathroom and separate shower room. Set in a generous plot with front and rear gardens, a large long driveway and detached double garage. Arguably the best road in Sleaford, not far from Sleaford Cricket Club, the train station and the town centre.

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None Estate Location On London Road | Established Detached Bungalow | Long Driveway with Detached Garage | 3 Double Bedrooms | Generous Accommodation | Viewing Essential

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## ACCOMMODATION

**Entrance Hall** - Approached by a UPVC in a glazed transom fitment the spacious entrance hall gives access to all rooms and has radiators, loft access, picture rail.

**Bedroom** - 13' x 12' (3.96m x 3.66m) Having walk in UPVC bay window to front aspect, bank of 8 fitted wardrobes, original cast fireplace with mantle mirror, radiator.

**Shower Room** - Having fully tiled shower cubicle with mains fed shower.

**Bedroom** - 12' x 12'1" (3.66m x 3.68m) Walk in UPVC bay window to front aspect, period cast fireplace, radiator, picture rail.

**Study** - 13' x 13' (3.96m x 3.96m) Mullioned window to side aspect, feature period fireplace with cast inset with tiled hearth, radiator, coving to ceiling.

**Bedroom** - 12' x 8' (3.66m x 2.44m) UPVC window to side aspect, radiator.

**Living Room** - 15' x 13' (4.57m x 3.96m) UPVC window to side aspect, UPVC French doors in glazed transom fitment to rear aspect leading to garden, Adam style fireplace with cast and tiled inset, television point, radiator.

**Bathroom** - Opaque glazed UPVC window to rear aspect, airing cupboard housing hot water cylinder, panelled bath, close coupled WC, vanity unit housing hand wash basin.

**Kitchen Dining Room** - 16'2" x 12'1" (4.93m x 3.68m) UPVC windows to side and rear aspects, UPVC door to side aspect, fitted with a range of base and eye level units with bevel edged work top over, electric cooker point, one and a half bowl stainless steel sink, space for fridge and washing machine.

**Outside** - The property boasts a generous plot, fronted by dwarf walling the front garden is laid to lawn.

A block paved driveway extends to the side of the property offering ample off street parking for numerous vehicles leading to the detached double garage 19' x 17' having electric roller door to front aspect, personal door to side aspect, light, power and loft storage.

The rear garden offers a good degree of privacy and is southerly aspected with a generous paved patio, lawn and shaped shrub bed.

## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

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