

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## 14 Northwood Drive, Sleaford, Lincolnshire, NG34 8AF

£225,000 Freehold

**\*NO CHAIN\*** We are pleased to offer for sale this Three Bedroom Detached Bungalow positioned in the bottom of this cul-de-sac location with a westerly aspect rear garden. The accommodation comprises of Entrance Hall, Lounge, Kitchen/Diner, Three Double Bedrooms, Wet Room & a Garage. The property further benefits from Gas Central Heating and UPVC Double Glazing. To the front of the bungalow is a tarmac and gravel driveway offering ample off street parking for up to six vehicles. The rear garden is principally laid to lawn with various mature plants, trees and shrubs.

This lovely Bungalow boasts an extremely enviable position tucked away, so a viewing is highly recommended.

NO CHAIN | CUL-DE-SAC POSITION | ENVIABLE LOCATION | CLOSE TO AMENITIES | AMPLE PARKING | GARAGE | LARGE WEST FACING REAR GARDEN | SPACIOUS ACCOMMODATION



**ACCOMMODATION**

Entrance Hall

Living Room - 15'2" x 11'1" (4.62m x 3.38m)

Kitchen/Diner - 16'2" x 11'8" (4.93m x 3.56m)

Bedroom One - 13' x 9'11" (3.96m x 3.02m)

Bedroom Two - 10'8" x 10'3" (3.25m x 3.12m)

Bedroom Three - 10'4" x 7'11" (3.15m x 2.41m)

Wet Room - 7' x 5'5" (2.13m x 1.65m)

**LOCAL AUTHORITY**

North Kesteven District Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

C