

Meadowfield, Sleaford, Lincolnshire

*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor



59 Meadowfield, Sleaford, Lincolnshire, NG34 7BA

£230,000 Freehold

**\*\*NEW BOILER\*\*** Winkworth are delighted to offer for sale this extended Two Bedroom Detached Bungalow in a popular residential area of Sleaford.

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See things differently.

EXTENDED BUNGALOW | FULLY RENOVATED THROUGHOUT | TWO DOUBLE BEDROOMS | LARGE OPEN PLAN KITCHEN/DINING ROOM | WELL PRESENTED THROUGHOUT | STUNNING DECOR | STYLISH INTERNAL DOORS | AMPLE PARKING | DETACHED GARAGE



See things differently.

Under the Property Misdescriptions Act 1991 these particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

## DESCRIPTION

The property benefits from a recent renovation throughout by the current sellers which has been done to an extremely high standard featuring a lovely large open plan kitchen dining area, stylish internal doors, new flooring and a brand new shower room.

The accommodation comprises of an entrance hall, living room, a large open plan kitchen diner, utility/conservatory, two double bedrooms and a shower room. Outside to the front, the property benefits from ample off road parking with a detached garage and an enclosed rear garden.

A viewing is essential to fully appreciate what this bungalow has to offer!



## ACCOMMODATION

### Entrance Hall

**Living Room** - 11'10" x 11'9" (3.6m x 3.58m)

**Kitchen/Diner** - 24'5" x 11'1" (7.44m x 3.38m)

**Utility/Conservatory** - 13'4" x 5'7" (4.06m x 1.7m)

**Bedroom One** - 11'9" x 11'9" (3.58m x 3.58m)

**Bedroom Two** - 12' x 8'8" (3.66m x 2.64m)

**Shower Room** - 8'5" x 5'8" (2.57m x 1.73m)

**Garage** - 19'4" x 9'5" (5.9m x 2.87m)



## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

B

