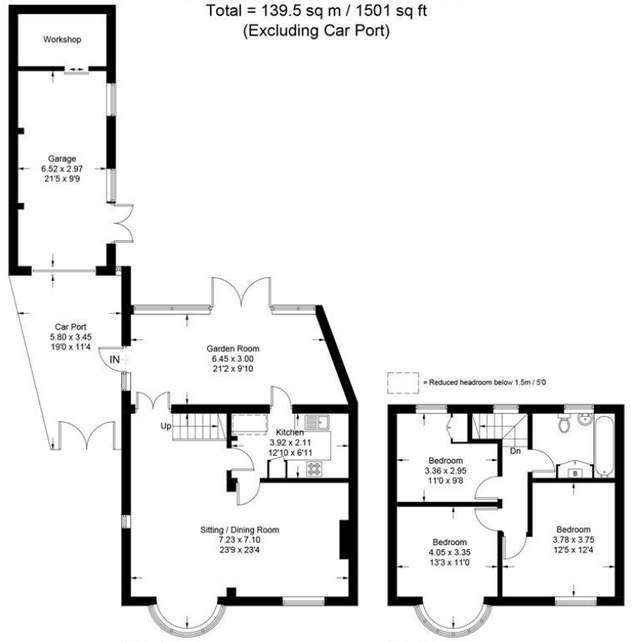
The Drove, Sleaford, Lincolnshire

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.

EPC TO FOLLOW

65 The Drove

Approximate Gross Internal Area
Ground Floor = 68.6 sq m / 738 sq ft
First Floor = 45.9 sq m / 494 sq ft
Garage / Workshop = 25.0 sq m / 269 sq ft
Total = 139.5 sq m / 1501 sq ft
(Excluding Car Port)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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65 The Drove, Sleaford, Lincolnshire, NG34 7AS

£220,000 Freehold

Occupying a generous plot, this substantial three-bedroom semi-detached home offers just under 1,500 sq ft of accommodation including the garage and workshop, presenting an exciting opportunity for buyers looking to modernise and create a superb long-term family home.

Substantial Three-Bedroom Semi-Detached Home | Just Under 1,500 Sq Ft | Spacious 23ft Sitting/Dining Room | Large Garage, Workshop And Greenhouse | Generous Plot With Modernisation Potential | Town Centre Location | Fantastic Amenities

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See things differently.

DESCRIPTION

The accommodation is centred around an impressive open-plan sitting and dining room extending to over 23ft in length, featuring a striking curved bay window to the front, French doors opening onto the rear garden and a staircase rising to the first floor. The adjoining kitchen is fitted with a range of solid wood units and provides scope for updating, while to the rear a generous garden room enjoys views across the mature garden and offers excellent flexibility as an additional reception room, hobby room or home office.

Upstairs are three well-proportioned bedrooms, all capable of accommodating double beds, together with a spacious family bathroom. The layout provides an excellent foundation for refurbishment, allowing the next owners to put their own stamp on the property.

Outside, the property continues to impress with a driveway leading to a lengthy garage and workshop, offering extensive storage or potential for those requiring workshop space. The mature rear garden is a particular feature, enjoying a good degree of privacy with established trees, a large paved terrace, ornamental pond and well-stocked borders. In addition, there is a substantial greenhouse, providing further potential for gardening enthusiasts or those seeking additional outdoor workspace.

Situated on the The Drove, the property is within easy reach of Sleaford's town centre, well-regarded schools, supermarkets and transport links, making it an ideal purchase for families, professionals or buyers seeking a property with excellent potential in a prime location.

ACCOMMODATION

Sitting/Dining Room - 23'9" x 23'4" (7.24m x 7.1m)

Kitchen - 12'10" x 6'11" (3.9m x 2.1m)

Garden Room - 21'2" x 9'10" (6.45m x 3m)

Car Port - 19' x 11'4" (5.8m x 3.45m)

First Floor Landing

Bedroom - 13'3" x 11' (4.04m x 3.35m)

Bedroom - 12'5" x 12'4" (3.78m x 3.76m)

Bedroom - 11' x 9'8" (3.35m x 2.95m)

Bathroom

Garage - 21'5" x 9'9" (6.53m x 2.97m)















Workshop

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B