

Westgate, 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.



ACCOMMODATION

Dining Room - 16'5" x 14'2" (5m x 4.32m)

Living Room - 16'5" x 13'1" (5m x 4m)

Kitchen - 14'2" x 12'11" (4.32m x 3.94m)

Breakfast Room - 10'4" x 9'7" (3.15m x 2.92m)

Utility Room - 13' x 9'5" (3.96m x 2.87m)

WC

Garage - 15'9" x 9'2" (4.8m x 2.8m)

Bedroom 1 - 16'5" x 13'7" (5m x 4.14m)

Bedroom 3 - 12'11" x 11'1" (3.94m x 3.38m)

Bedroom 4 - 12'11" x 9'3" (3.94m x 2.82m)

Bedroom 5 - 13'9" x 12'7" (4.2m x 3.84m)

Bedroom 6 - 13'11" x 11'2" (4.24m x 3.4m)

Bedroom 7 - 13'10" x 10'4" (4.22m x 3.15m)

Bedroom 8 - 13'9" x 9' (4.2m x 2.74m)



86 Westgate, Sleaford, Lincolnshire, NG34

£725,000 Freehold

Welcome to an exceptional Victorian residence, originally constructed in 1877, offering over 320 square metres of living space steeped in history, charm and modern convenience. This substantial, 8-bedroom, detached home sits proudly on a large private plot, with period features meticulously preserved and restored, from the original servant bells to redwood flooring and historic fireplaces.

An ideal opportunity for families, professionals or heritage enthusiasts, the home combines classic Victorian craftsmanship with tasteful upgrades that respect its past while embracing the comforts of the present.

Gorgeous Historic Family Home | Immaculate Detached Property | Period Features Throughout | Sought After LocationStunning Gardens | Rear Wall Built With Reclaimed Castle Stone | Eight Bedrooms | Accommodation Across Three Floors | A Large, Private Plot With Garage



The kitchen, which is finished to an exceptional standard, leads off from the hallway and showcases gloss cream cupboards, dark, granite worktops and an Italian, porcelain tiled floor. The large, central island includes a breakfast bar, wide enough to seat three people, as well as a NEFF induction hob and NEFF 'slide and hide' single oven. The room features a dual oven, gas AGA and space for an integrated dishwasher, American style fridge freezer and wine fridge. The traditional, three column radiator, servant bell board and Villeroy & Boch ceramic sink lend an air of classical elegance. The mix of contemporary and traditional features provide a fully modern kitchen that any cook would dream of whilst maintaining the historic character of the property.



The kitchen leads on to a breakfast room, with matching, Italian tiles, a three column traditional radiator and an abundance of natural light, with access to the rear garden.

On the first floor, the newly fitted, lavish family bathroom features a walk-in rain shower with built in controls, a contemporary bath with shower mixer handset, porcelain tiles, a heated towel rail, twin ceramic sinks and Hudson-Reed taps.

The spacious master bedroom (Bedroom 1) boasts a combination cast-iron fireplace over an original hearth and luxurious, long pile carpet. The room is well-lit by a large window providing views of the mature trees and garden.

DESCRIPTION

This one-of-a-kind property is a rare opportunity to own a genuine piece of Victorian history, thoughtfully enhanced for modern living. Whether you're inspired by architecture, heritage, or want a forever family home, this house delivers an exquisite blend of past and present.

The entrance hall features a solid, period designed front door, with solid brass fixings and glazed over-light. The original, Victorian, tiled, restored floor sits beside a straight-flight, traditional staircase with useful understairs storage and a traditional, three column radiator.

Leading off the hallway is an impressive sitting room, centrally featuring an Aegean limestone fireplace with a highlighted, cast-iron insert, over a slate hearth. A traditional, three column radiator, adds character and warmth to the space. This is complimented by brown oak wood flooring and a high ceiling, complete with ornate, original ceiling moulding, replica picture rail and skirting. A large window, bathing the room in light, offers views across the garden. This creates an ideal relaxing space.

Opposite this is an elegant and spacious dining room, which complements the sitting room as it shares a matching fireplace, flooring and moulded woodwork. Large, dual aspect windows provide ample light and two, three column radiators lend comfort and warmth.



The drawing room (Bedroom 2) has dual aspects windows, a matching combination cast-iron fire place over the original hearth stone and provides versatility, being able to adapt to a variety of uses. The hallway leads to two further double bedrooms, both with fire places and views over the rear garden.

Ascending to the second floor, you arrive at a large, staged landing. There are four further spacious double bedrooms, providing ample space for family or guests. Bedroom 5 has its original fireplace and was the school room for the family in 1877.

Outside, the home sits in a large plot, having an attractive and private enclosed, rear walled garden, with the majority laid to lawn and enhanced by attractive planting. Mature trees and colourful boarders enhance the exterior paving to create an idyllic outdoor entertaining space. An attached single garage to the side provides additional storage, catering to the practical needs of the homeowners. Westlea House is a truly unique property that combines elegant, modern living with historic character, making it a rare find in today's market.

Mains water, drainage and electricity with gas fired central heating. A new, energy efficient Worcester-Bosch boiler was fitted in 2015, connecting to radiator based central heating throughout. The house is UPVC double glazed. Full fibre broadband connection available. The property is freehold.

