



## 46 MAREHAM LANE, LINCOLNSHIRE, NG34 7FS

## £199,950 FREEHOLD

We are pleased to offer for sale this Three Bedroom Detached property which is located just a stones' throw from Sleaford town Centre and all local amenities. The property benefits from well-proportioned accommodation, an immaculately maintained rear garden, stunning modern fitted Family Bathroom & large driveway providing parking for up to three vehicles. The accommodation comprises of Entrance Hall, Lounge, Kitchen Diner, Three Bedrooms, Family Bathroom & attached Garage. The property further benefits from UPVC Double Glazing, Gas Central Heating and solar panels on the roof which are owned outright.

Sleaford | 01529 303 377 | sleaford@winkworth.co.uk



for every step...

## ACCOMMODATION

**Entrance Hall** - With UPVC door to front aspect and stairs to first floor landing.

**Lounge** - 14'10" x 14'8" (4.52m x 4.47m) Having a UPVC bow window to front aspect, TV point, power points, telephone point and door into the Kitchen/Diner.

**Kitchen Diner** - 14'9" x 10'4" (4.5m x 3.15m) Benefitting from a range of base and eye level units with complementing work surface over, space for cooker, space for fridge/freezer, space and plumbing for washing machine, space for tumble dryer, tiled splash backs, wall mounted gas fired boiler, composite sink, UPVC glazed door to side aspect and UPVC window and french doors to rear aspect.

**Bedroom One** - 14'11" x 10'9" (4.55m x 3.28m) Having two UPVC windows to the front aspect, power points and a built in wardrobe.

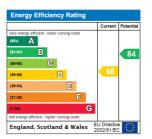
**Bedroom Two** - 9'7" x 8'9" (2.92m x 2.67m) With UPVC window to the rear aspect, power points and TV point.

**Bedroom Three** - 9'6" x 6'9" (2.9m x 2.06m) Having a UPVC double glazed window to the rear elevation.

**Family Bathroom** - 6'6" x 5'9" (1.98m x 1.75m) This lovely modern fitted Bathroom comprises of a three piece suite including panelled bath with electric shower over, low level WC, hand wash basin, partially tiled walls, extractor fan, heated towel rail and UPVC window to side aspect.

**Outside** - To the front and side of the property is a tarmacadam driveway providing ample off street parking for up to three vehicles which the leads up to the garage. The rear garden is of particular note, being extremely well maintained, principally laid to lawn with edged borders well stocked with plants and shrubs, fencing to all aspects, a garden shed and outside tap.

**Garage** - 16'7" x 8'7" (5.05m x 2.62m) With electric roller door to front elevation, light power and personnel door to side aspect so that it can be access via the rear garden.





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.







for every step...

Sleaford | 01529 303 377 | sleaford@winkworth.co.uk

## winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.