

***MEADOWFIELD  
SLEAFORD NG34 7AZ***



***£400,000***

*A spacious Four Bedroom Detached Family Home with accommodation measuring approximately 2023 sq ft with a much larger than average garden measuring 0.3 acres (subject to survey) and located in this quiet cul-de-sac with walking distance of the town centre. The property offers versatile accommodation over two floors benefitting from Gas Central Heating and Double Glazing, and the full accommodation comprises Entrance Porch, Entrance Hall, Ground Floor Cloakroom, Kitchen, Breakfast Area, Utility Room, Lounge, Dining Room, Conservatory, and Study. To the first floor there are Four Double Bedrooms with En-Suite to the master, and Family Bathroom. Outside, to the front a generous driveway provides Off Road Parking for a number of vehicles, whilst the rear garden is a particular feature being particularly private and fully enclosed. The property has been well maintained by the current owners who have been in occupation for approximately 40 years, and to fully appreciate the spacious accommodation on offer and its tranquil setting, viewing is highly recommended.*

**Directions:**

*From our office head North and proceed over the Tesco traffic lights and take the second turning on the left into The Drove. Take the first turning on the right into Meadowfield and take the second turning on the right where the property is located straight ahead at the head of the cul-de-sac as indicated by our 'For Sale' board.*

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*A double glazed entrance door provides access to the Entrance Porch with further door to the Entrance Hall having understairs store cupboard, smoke alarm, and radiator.*

**Cloakroom:**

*Being half tiled and having close coupled w.c, vanity hand washbasin with mixer tap, extractor fan and towel radiator.*

**Kitchen: 4.50m (14'9") x 2.36m (7'9")**

*Having a range of matching wall and base units with worktop over, 1½ bowl composite sink with mixer tap, space for Range cooker with cooker hood over, space and plumbing for dishwasher, tiled splashbacks and tiled floor. An arch provides access to the Breakfast Room.*

**Breakfast Room: 3.84m (12'7") x 1.70m (5'7")**

*Having base units with worktop to match kitchen, tiled splashbacks, tiled floor and radiator.*

**Utility Room: 3.86m (12'8") x 1.70m (5'7")**

*Having a range of wall and base units with worktop over, space and plumbing for washing machine, space for condensing tumble dryer, space for fridge freezer, tiled splashbacks, tiled floor and rear entrance door.*

**Dining Room: 5.26m (17'3") x 2.95m (9'8")**

*Having coved ceiling, radiator and double opening doors to the Lounge.*



**Lounge: 6.15m (20'2") x 4.60m (15'1") max**

*Having feature stone fireplace with inset gas fire, coved ceiling, three wall light points, radiator and sliding patio doors to the Conservatory.*



**Conservatory: 5.94m (19'6") x 2.67m (8'9")**

*Having solid roof, ceiling downlighters, tiled floor, radiator and French doors providing access to the rear garden.*



**Study: 3.56m (11'8") x 2.64m (8'8")**

*Having built-in store cupboards and electric storage heater.*

*Stairs from the hall provide access to the Large First Floor Landing having loft access, airing cupboard, smoke alarm and radiator. This area has plenty of space for bookshelves and seating to use as a library area.*

**Bedroom 1: 5.61m (18'5") x 2.51m (8'3")**

*Having a range of built-in furniture including wardrobe with overhead storage and bedside cabinets, two wall light points and radiator.*



**En-Suite: 2.64m (8'8") x 2.51m (8'3")**

*Being fully tiled and having close coupled w.c, large vanity unit with hand washbasin and mixer tap, walk-in shower cubicle with mains fed shower, extractor fan, ceiling downlighters and radiator.*



***En-Suite***

***Bedroom 2: 3.48m (11'5") x 2.97m (9'9")***

*Having a range of built-in furniture including wardrobes with overhead storage units, and radiator.*



***Bedroom 3: 3.48m (11'5") x 2.97m (9'9")***

*Having built-in furniture including wardrobes with overhead storage units, and radiator.*



***Bedroom 4: 3.48m (11'5") x 3.05m (10'0")***

*Having built-in furniture including two double wardrobes with overhead storage units and fitted vanity unit with hand washbasin, and radiator.*



***Bathroom: 2.01m (6'7") x 1.96m (6'5")***

*Being fully tiled and having concealed cistern w.c, vanity hand washbasin with mixer tap, walk-in shower cubicle with electric shower, extractor fan and radiator.*



**Bathroom**

**Outside:**

An extensive rubberised drive provides Off Road Parking for a number of vehicles and approaches a **Store Room/Workshop Area (formerly the garage) 4.93m (16'2") x 2.54m (8'4")** housing the central heating boiler, and to the front is a small gravelled area which is partially enclosed by wrought iron fencing and mature hedging. A wrought iron gate provides access to the **Extensive Rear Garden** which, together with the front, measures approximately 0.3 acres (STS) with a large patio area with pond (fenced off), separate fully insulated timber **Summer House/Log Cabin** with power, lighting and its own RCD board, further timber shed to the side of the property, large lawn area with a number of mature hedges and established trees, Greenhouse, further Summer House, and a variety of decorative bedding areas with mature hedging and trees, all enclosed by timber fencing and mature hedging. A cold water tap and external power point are fitted.



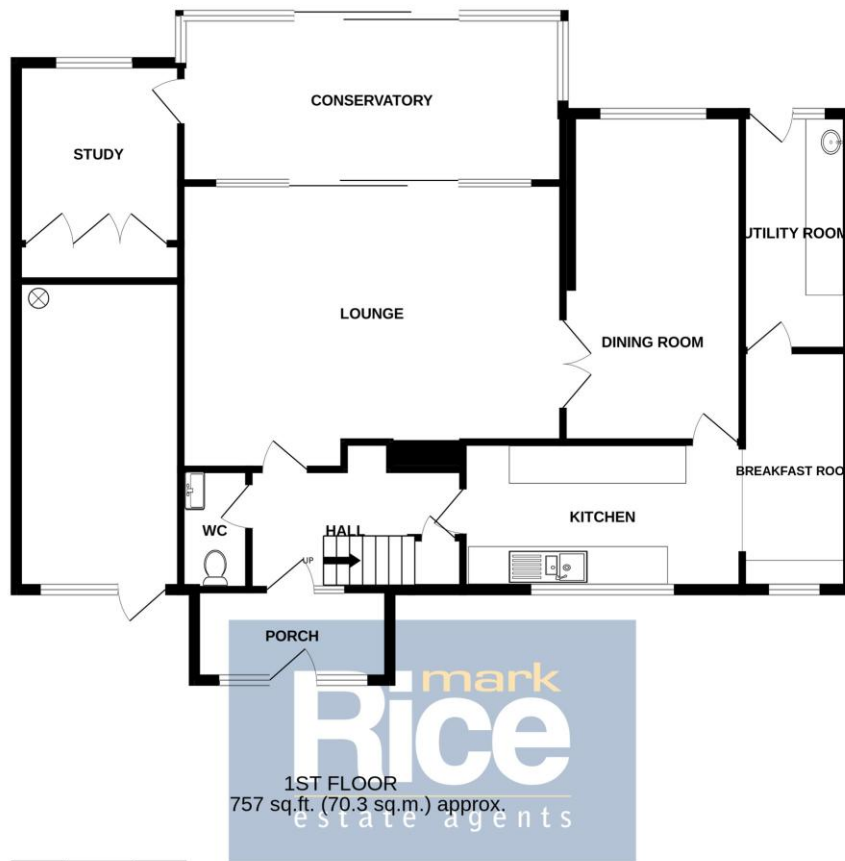
**Rear Garden**

Council Tax Band D.

**Agents' Note:**

The solar panels on the utility room are owned by the vendors and provide hot water to this room in the Summer.

GROUND FLOOR  
1266 sq.ft. (117.6 sq.m.) approx.



TOTAL FLOOR AREA : 2023 sq.ft. (188.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Agents Note:*                    *These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*
- Fixtures & Fittings:*       *Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*
- Money Laundering Regulations 2003:*       *We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

*Reference 29/10/2025*

**Viewing Strictly by Appointment With Mark Rice Estate Agents**  
**Telephone 01529 414488**