



Lomax Drive, Sleaford
£250,000



4



2



2

Freehold

£250,000



Key Features

- Link Detached Family Home
- Three/Four Bedrooms
- Well Presented Throughout
- Landscaped Rear Garden
- Popular Estate Location
- NO ONWARD CHAIN
- EPC rating TBC
- Current Council Tax Band: C





Beautifully presented throughout, this spacious 3/4 bedroom link detached family home offers flexible living in a sought-after location, featuring landscaped front and rear gardens and well-maintained interiors – offered for sale with NO ONWARD CHAIN. The ground floor comprises an entrance hall, modern fitted kitchen, lounge, separate dining room, conservatory, cloakroom, and a garage conversion with the option to be used as a fourth bedroom or home office. Upstairs offers three well-proportioned bedrooms, including a master with en suite, along with a family bathroom. Ideal for families seeking a move-in-ready home with versatile space both inside and out - early viewing is highly recommended.

Entrance Hall

With part glazed Entrance door, stairs leading to 1st floor and radiator.

Lounge

3.78m x 3.09m (12'5" x 10'1")

With feature log burner, bay window to front aspect, TV point and radiator. Opening to;

Dining Room

2.81m x 3.09m (9'2" x 10'1")

With patio doors to conservatory and radiator.

Kitchen

4.86m x 2.69m (15'11" x 8'10")

Modern Kitchen with a range of base and eye level units with work surface over, inset ceramic sink with extendable mixer tap, space for freestanding double oven with gas connection and extractor hood over, space for freestanding fridge freezer, space and plumbing for washing machine, under stairs storage cupboard, part glazed door to side and window to rear aspect, radiator.

Bedroom Four/Family Room

5.45m x 2.45m (17'11" x 8'0")

With windows to front and rear aspect, access to loft space and radiator.

Conservatory

2.74m x 2.69m (9'0" x 8'10")

Bring part brick and uPVC build, with french doors to rear garden.

Cloakroom

With low level wc, hand wash basin, window to side aspect and radiator.

Landing

With stairs taken from Entrance Hall, access to loft space and airing cupboard.

Bedroom One

2.97m x 3.18m (9'8" x 10'5")

With built in wardrobes, windows to front aspect and radiator.

En Suite

Three piece suite comprising mains fed shower, Two hand wash basins set in vanity unit with cupboards under, low level wc, radiator, window to front aspect and extractor fan.

Bedroom Two

2.88m x 3.14m (9'5" x 10'4")

With window to rear aspect and radiator.

Bedroom Three

2.31m x 2.71m (7'7" x 8'11")

With window to rear aspect and radiator.

Family Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin, low level wc, radiator, window to side aspect and extractor fan.

Outside

To front with a gravel driveway, further area with shrubbery and slate, bin storage unit, side access to rear.

The rear garden has been landscaped to offer a area laid to decking with pergola over leading from the conservatory, further area to side for table and chairs, area laid to gravel with patio area, lawn with decorative borders, timber shed, outside tap and lighting with timber fence surround.

Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.



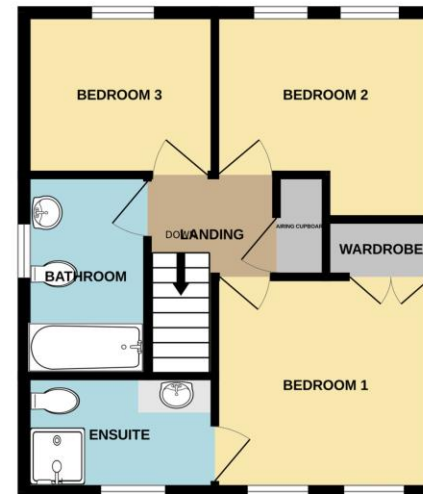


Floorplan

GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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.
Made with Metropix ©2025



Newton Fallowell Sleaford

01529 309 209
sleaford@newtonfallowell.co.uk