



Mareham Lane, Sleaford  
£167,500



- Terraced House
- Two Double Bedrooms
- Recently Renovated by the Current Owner
- NO ONWARD CHAIN
- Modern Kitchen and Bathroom
- Immaculately Presented Throughout
- Freehold
- EPC rating E
- Current Council Tax Band: A



Offered for sale with no onward chain, this immaculately presented two double bedroom terraced home has been renovated throughout by the current owner and is ideally situated within close walking distance of Sleaford town centre. The stylish accommodation comprises a welcoming lounge, modern fitted kitchen, useful utility room with WC, two generous double bedrooms and a contemporary bathroom. Blending character features with modern touches throughout, the property further benefits from an attractive, well-maintained rear garden enjoying sunshine throughout the day. An ideal turnkey home in a convenient location, early viewing is highly recommended.

### Lounge Diner

4.88m x 5.19m (16'0" x 17'0")

With original tiled flooring and feature original open fire Place, TV point, BT point, windows to front and rear aspect, understairs storage and radiator.

### Kitchen

3.36m x 3.06m (11'0" x 10'0")

Modern kitchen featuring a range of base and eye level units with work surface over, inset one and a half composite sink with mixer tap, 4 burner electric hob with extractor hood over, double eye level integrated oven, integrated fridge freezer, space for dishwasher, tiled flooring, part glazed entrance door, window to side and radiator.

### Utility

1.83m x 3.06m (6'0" x 10'0")

Having base and eye level units with work surface over, space and plumbing for washing machine, space for tumble dryer, one and a half sink with drainer, low level wc, tiled flooring, window to side aspect and extractor fan.



## Landing

Having stairs taken from the lounge and radiator.

## Bedroom One

3.06m x 5.55m (10'0" x 18'2")

With feature original fire Place, x2 windows to front aspect, over stairs storage cupboard and radiator.

## Bedroom Two

3.36m x 3.06m (11'0" x 10'0")

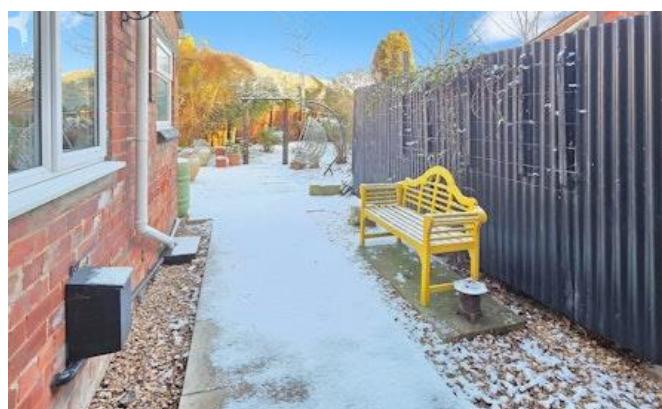
Currently used as a home office, with window to rear garden and radiator.

## Family Bathroom

Modern bathroom featuring panelled bath with mains fed shower and rain effect head over, pedestal hand wash basin set in vanity unit with cupboard under, low level wc, tiled flooring, extractor fan, window to rear aspect and chrome heated towel rail.

## Outside

A well-landscaped rear garden enjoying sunshine throughout the day, featuring a patio area leading to a seating space, outhouse, a lawn with decorative borders and shrubbery, and a further fenced section to the rear providing storage and a timber shed.



### Agents Note

These are draft particulars awaiting vendor approval.

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## Floorplan

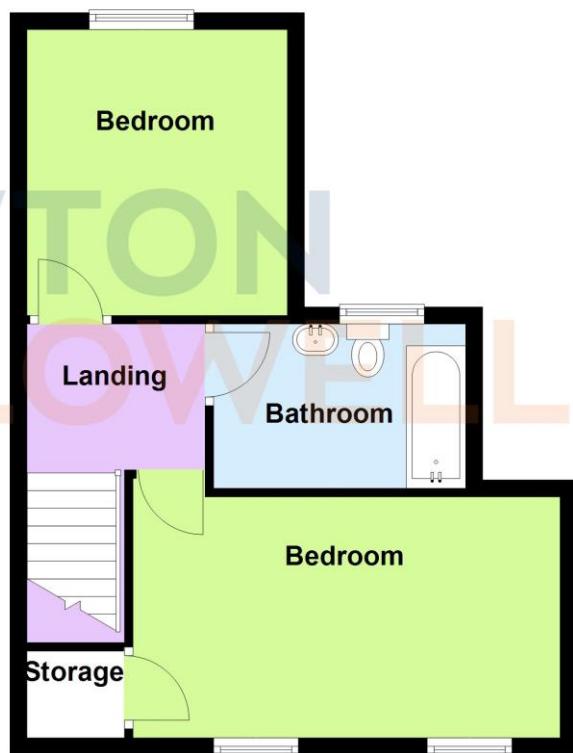
### Ground Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



### First Floor

Approx. 39.0 sq. metres (420.3 sq. feet)



Total area: approx. 80.9 sq. metres (870.9 sq. feet)

47 Mareham Lane, Sleaford

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