

***MAREHAM LANE,
SLEAFORD, NG34 7JZ***



£460,000

Located within this particularly private and sheltered position to the South of the town and offered to the market with No Forward Chain, a substantial Four Bedroom Detached Bungalow with a Double Garage and Ample Parking. The property benefits from Gas Central Heating and Double Glazing and is approached via private gated access and has an enclosed garden. The full accommodation comprises Entrance Hall, Cloakroom, Inner Hall, 24'7 Lounge, 18'6 Dining Kitchen, Utility Room, Four Bedrooms with En-Suite to the master bedroom and Family Bathroom. To appreciate the size of the property and its superb location, early viewing is highly recommended.

Location:

From our office follow the one way system past the Market Place turning right into Carre Street and right again into Boston Road. Filter left and after the Handley Monument, proceed over the level crossing and turn left into Mareham Lane. Follow the road as if leaving the town and the property is located on the left hand side via a private driveway.

*A double glazed entrance door provides access to the **Entrance Hall** having tiled floor, walk-in airing cupboard with boiler and cloaks cupboard.*

Cloakroom:

Having low level w.c, and hand washbasin.

Inner Hall:

Having two radiators and loft access.

Lounge Diner: 7.49m (24'7") x 4.17m (13'8") narrowing to 3.20m (10'6")
Having two patio doors, two radiators and four wall light points.

Dining Kitchen: 5.64m (18'6") x 2.82m (9'3")

Having a range of wall and base units with worktop over, breakfast bar, gas hob with cooker hood over, built-in double oven, dishwasher, 1½ bowl single drainer inset sink with monobloc tap, double radiator and French doors to the rear garden.

Utility Room: 2.84m (9'4") x 1.68m (5'6")

Having base units with worktop over, plumbing for washing machine, rear entrance door and tiled splashbacks.

Bedroom 1: 4.19m (13'9") x 3.53m (11'7")

Having radiator and built-in wardrobe.

En-Suite:

Being fully tiled and having low level w.c, hand washbasin, shower cubicle with mains fed shower, radiator, extractor fan and shaver point.

Bedroom 2: 3.28m (10'9") x 3.12m (10'3")

Having radiator.

Bedroom 3: 3.28m (10'9") x 2.84m (9'4")

Having radiator.

Bedroom 4: 3.05m (10'0") x 2.59m (8'6")

Having radiator.

Bathroom:

Being fully tiled and having corner bath with mixer tap and shower attachment, separate corner shower, low level w.c, hand washbasin, chrome towel radiator and shaver point.



Lounge



Dining Area



Dining Kitchen



Dining Kitchen



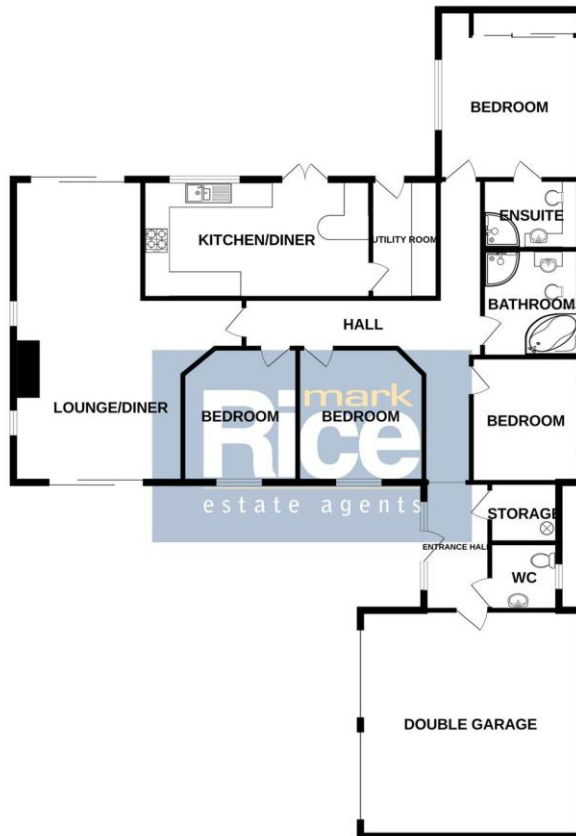
Further Aspect

Outside:

The property has a **Detached Garage 5.59m (18'4") x 5.38m (17'8")** (which has access to the Entrance Hall) having two electric up and over doors and light and power points. The property is approached via a private drive and gate providing access to the **Rear Garden** with lawn, patio area and two cold water taps are fitted.

Council Tax Band E.

GROUND FLOOR
1724 sq.ft. (160.1 sq.m.) approx.



TOTAL FLOOR AREA: 1724 sq.ft. (160.1 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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Bedroom 1



En-Suite



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



Rear Garden



Further Garden Aspect

Agent's 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 06/10/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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