NEWTONFALLOWELL



Mareham Lane, Sleaford
£460,000

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Key Features

- Four Bedroom Detached Bungalow
- 2 Reception Areas
- 2 Bathrooms
- No Onward Chain
- Double Garage & Ample Parking
- Enclosed Rear Garden
- EPC rating C
- Freehold















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, Cloaks Cupboard, 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.

Lounge Diner 7.49m x 4.17m (24'7" x 13'8")

Dining Kitchen 5.64m x 2.84m (18'6" x 9'4")

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

Bedroom 1 3.53m x 4.19m (11'7" x 13'8")

Bedroom 2 3.12m x 3.28m (10'2" x 10'10")

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

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

Double Garage 5.38m x 5.59m (17'8" x 18'4")

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.













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

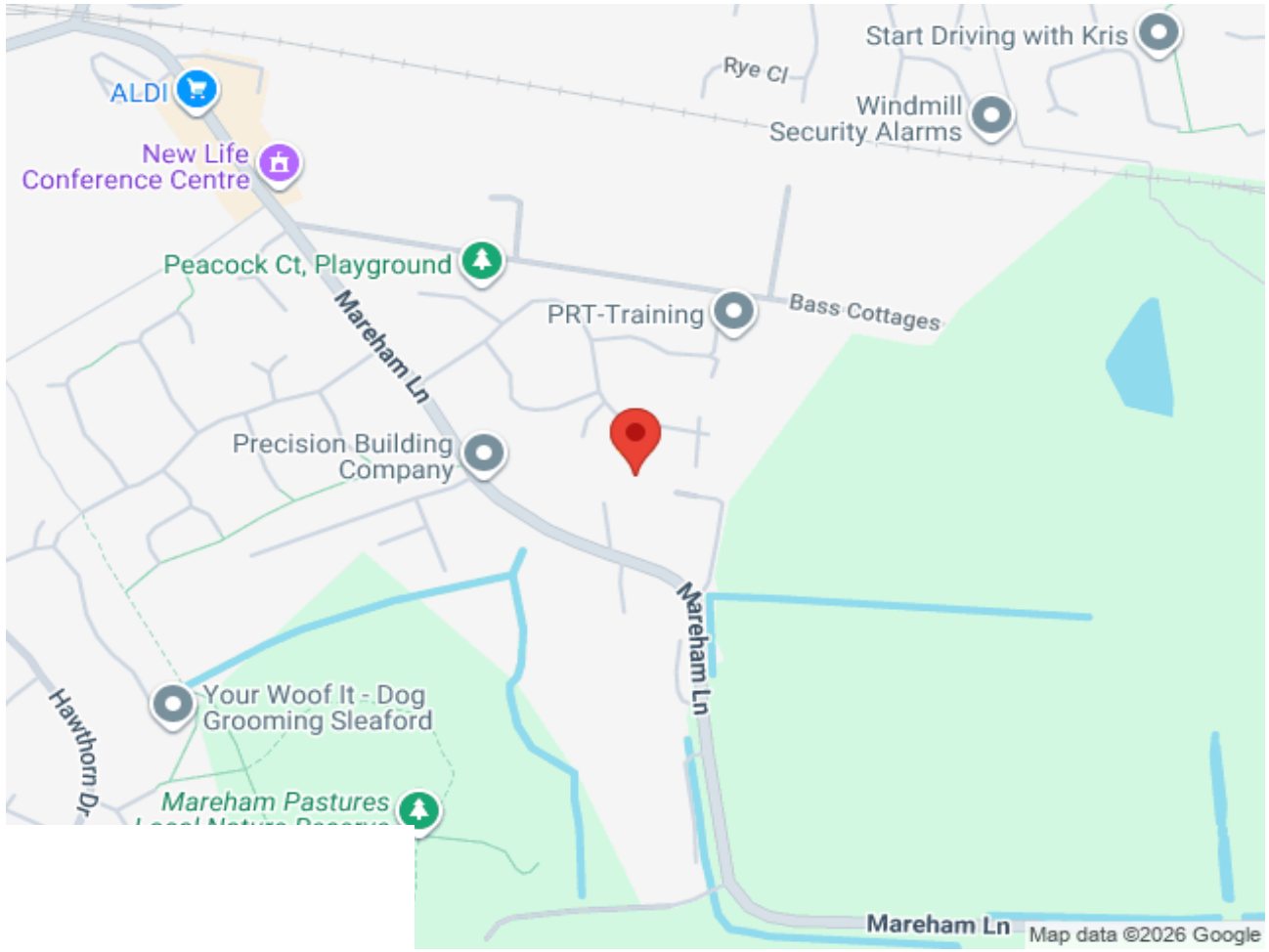


mark Rice estate agents

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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01529 309 209
sleaford@newtonfallowell.co.uk