



The Drove, Sleaford  
£425,000



4



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Freehold



## Key Features

- Detached Family Home
- Four Bedrooms
- Large Private Plot of approx 0.75 acres
- Immaculately Presented Throughout
- Beautifully Landscaped Front and Rear Gardens
- Owned Solar Panels
- EPC rating B
- Current Council Tax Band: D





A beautifully appointed four-bedroom detached family home set on a generous and private plot of approximately 0.5 acres (STS) in the sought-after town of Sleaford. Accessed via secure gated entry, the property features a spacious driveway providing ample parking and a single garage. The extensive rear garden has been expertly landscaped by the current owner to create a truly stunning outdoor space — a perfect blend of elegance and tranquillity. Internally, the home is immaculately presented throughout, offering a welcoming entrance hall, bright dual-aspect lounge, stylish kitchen, formal dining room, utility room, study, and downstairs WC. To the first floor are four well-proportioned bedrooms and a modern family bathroom. Further benefits include owned solar panels, enhancing both the home's sustainability and long-term efficiency.

#### Entrance Hall

With part glazed door and window to front, storage cupboard and radiator.

#### Lounge

7.71m x 4.42m (25'4" x 14'6")

With wooden flooring, TV and BT point, feature fire place with space for log burner, window to front aspect, french doors to rear garden and radiator.

#### Kitchen

3.16m x 4.75m (10'5" x 15'7")

Having a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated dishwasher, space for freestanding gas double oven with extractor hood over, pantry cupboard under stairs, tiled flooring, window to front aspect, opening to Dining Room and door to utility room.

#### Dining Room

2.67m x 4.57m (8'10" x 15'0")

With tiled flooring, double doors to entrance hall, window to side aspect and radiator.

#### Utility Room

3.51m x 1.97m (11'6" x 6'6")

Having base and eye level units with work surface over, sink with drainer, space and plumbing for washing machine and tumble dryer, french doors to rear garden, window to side aspect and radiator.

#### Study

2.63m x 2.62m (8'7" x 8'7")

With window to front aspect and radiator.

#### WC

With low level wc, hand wash basin, storage cupboard, window to front aspect and radiator.

#### Landing

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

#### Bedroom One

3.92m x 3.54m (12'11" x 11'7")

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





### Bedroom Two

3.06m x 3.54m (10'0" x 11'7")

With window to rear aspect and radiator.

### Bedroom Three

3.14m x 2.48m (10'4" x 8'1")

With window to rear aspect and radiator.

### Bedroom Four

2.77m x 2.38m (9'1" x 7'10")

With storage cupboard, window to front aspect and radiator.

### Bathroom

Three piece suite comprising paneled bath with shower over, hand wash basin and low level wc set in vanity unit with storage, heated towel rail, window to rear aspect and extractor fan.

### Garage

6.65m x 2.92m (21'10" x 9'7")

With roller garage door to front, door to and window to side, electric and lighting.

### Front Garden

Accessed on a shared lane from The Drove, double gates leading to a large gravel driveway, surrounded with flowers and shrubbery, area laid to lawn, side access to rear with timber fence and tree surround.

### Rear Garden

Leading from the rear of the property is a spacious patio area, perfect for outdoor entertaining, with useful storage space to the side currently housing a timber shed and greenhouse. The garden then opens up into beautifully landscaped areas featuring a delightful mix of flowers and mature shrubbery, with pathways weaving through to a charming garden room complete with power and lighting — ideal for a home office, studio, or relaxing retreat (2.90m L x 5.97m W).



Further areas are laid to lawn, intertwining elegantly with the planting, and include a picturesque pond with an archway leading to the rear section of the garden. Beyond this lies an additional lawn area with multiple vegetable patches and established fruit trees — offering the perfect blend of beauty, tranquillity, and productivity.

### Solar Panels

Please note the solar panels are owned.

### Agents Note

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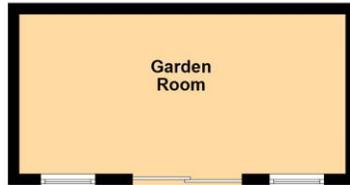




# Floorplan

## Ground Floor

Main area: approx. 107.0 sq. metres (1152.0 sq. feet)  
Plus garden room, approx. 17.3 sq. metres (186.0 sq. feet)



## First Floor

Approx. 50.2 sq. metres (539.9 sq. feet)

Main area: Approx. 157.2 sq. metres (1691.9 sq. feet)  
Plus garden room, approx. 17.3 sq. metres (186.0 sq. feet)  
75c The Drive, Sleaford



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