

***EASTGATE,  
SLEAFORD, NG34 7DL***



***£190,000***

***A substantial Grade II Listed Four Bedroom House offering accommodation measuring approximately 1683 sq ft arranged over three floors and having a Fully Enclosed Rear Garden. The property offers spacious and versatile accommodation and, whilst it is in need of some updating, offers a unique opportunity to either create a character family home or to be developed into apartments, subject to the necessary permissions. The property has Secondary Glazing to the front and Gas Central Heating, and the full accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen to the ground floor, Two Double Bedrooms and Bathroom to the first floor, and Two Double Bedrooms and Bathroom to the second floor. To the rear of the property the garden is particularly private.***

**Directions:**

Walking South from our office, turn left into Market Street and proceed through Market Square into Eastgate. Continue past St Denys Church and the property is located on the left hand side as indicated by our 'For Sale' board.

A timber entrance door provides access to the Hall having store cupboard, further understairs store cupboard, Victorian style tiled floor, timber panelling, smoke alarm, radiator and rear entrance door.

**Lounge: 4.47m (14'8") x 3.91m (12'10")**

Having feature working fire, feature beams, dado rail, radiator and an arch to the:

**Snug: 3.05m (10'0") x 1.60m (5'3")**

Having radiator.

**Dining Room: 4.32m (14'2") x 2.97m (9'9")**

Having store cupboard, feature beams, radiator and an arch leading to the:

**Kitchen: 5.87m (19'3") x 1.73m (5'8")**

Having matching wall and base units with worktop over, single drainer inset sink with mixer tap, tiled splashbacks, space and plumbing for washing machine, space for under counter fridge and freezer, floor mounted gas central heating boiler, two Velux windows, rear entrance door and radiator.

Stairs from the hall provide access to the first floor landing having smoke alarm.

**Bedroom 1: 4.47m (14'8") x 2.84m (9'4")**

Having feature beams and radiator.

**Bedroom 2: 4.47m (14'8") x 3.91m (12'10")**

Having feature beams and radiator.

**Bathroom: 4.34m (14'3") x 2.97m (9'9")**

Having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps and mains fed shower over with tiled splashbacks and shower screen, store cupboard, decorative wood panelling, extractor fan and radiator.

Stairs from the first floor landing provide access to the second floor landing having store cupboard and smoke alarm.

**Bedroom 3: 4.47m (14'8") x 2.87m (9'5")**

Having radiator.

**Bedroom 4: 4.47m (14'8") x 3.91m (12'10")**

Having radiator.

**Bathroom: 4.32m (14'2") x 2.97m (9'9")**

Having close coupled w.c, pedestal hand washbasin with pillar taps, panelled bath with pillar taps and mains fed shower over with tiled splashbacks and shower screen, store cupboard, decorative wooden



**Lounge**



**Further Aspect**



**Dining Room**



**Kitchen**



**Bedroom 1**

panelling, extractor fan and radiator.

**Outside:**

The **Rear Garden** has been designed with ease of maintenance in mind and has an extensive patio area, timber decking and raised bedding area with a number of mature trees, all enclosed by brick walling, and an external light is fitted.

Council Tax Band C.



**Bedroom 2**



**Bathroom**



**Bedroom 3**



TOTAL FLOOR AREA: 1683 sq. ft. (156.3 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.  
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**Bedroom 4**



**Bathroom**



**Rear Garden**

*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 23/03/2026*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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