



North Parade, Sleaford
£350,000



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Key Features

- Rarely Available Detached Home on North Parade
- Detached One-Bedroom Annex
- Three Double Bedrooms with En Suite to Master
- Large Plot with Beautifully Landscaped Gardens
- Extensive Parking & Excellent Business Potential
- Immaculately Presented Throughout
- EPC rating D
- Current Council Tax Band D





Rarely do properties of this nature become available. Occupying a substantial plot within the highly desirable North Parade estate, this exceptional detached home offers a unique opportunity in one of the area's most sought-after locations. Extended over the years and complemented by a detached one-bedroom annex situated at the foot of the garden, the property provides outstanding flexibility for families, multi-generational living, home working or potential business use.



The main residence is entered via a generous entrance hall which immediately sets the tone for the space on offer. The heart of the home is the impressive lounge diner, a character-filled room featuring exposed ceiling beams, a striking fireplace with log-burning stove and bay windows to both the front and rear elevations, creating a wonderfully bright and welcoming living space. The kitchen is fitted with a range of units and benefits from a breakfast bar, integrated oven and electric hob. A door provides access to the side driveway and rear garden, whilst a separate utility room offers space for a washing machine and tumble dryer, together with a useful storage cupboard.



To the first floor are three genuine double bedrooms. The principal bedroom benefits from fitted wardrobes, a bay window and a modern three-piece en suite shower room. Bedroom two enjoys attractive views over the rear garden and open countryside beyond from its bay window and also benefits from fitted wardrobes. Bedroom three is another excellent-sized double room with fitted storage. Completing the accommodation is a well-appointed three-piece family bathroom with shower.

The detached annex is a significant feature of the property and offers tremendous flexibility. Constructed in 1996, it has previously operated successfully as an Airbnb and has also benefitted from planning permission for business use. The accommodation comprises a spacious reception room with plumbing in place, a double bedroom, shower room and separate WC. French doors from both the reception room and bedroom open onto a private seating area to the rear, creating an independent and secluded living space. Prospective purchasers considering business use should note that parking must be accommodated within the property's driveway and not on the road.

Externally, the property continues to impress. Extensive parking is available to both sides of the house, with gated access leading to the beautifully landscaped rear garden. Designed to provide year-round enjoyment, the garden features a large patio seating area, a second entertaining space beneath a pergola and a generous lawn surrounded by mature flowers and shrubbery. Two timber sheds provide useful storage, whilst alongside the annex there is space for two greenhouses. The entire garden enjoys a high degree of privacy and is wonderfully non-overlooked, creating a peaceful retreat rarely found within such a popular residential location.

Combining generous family accommodation, a substantial plot, extensive parking and the added benefit of a detached annex, this truly unique North Parade home represents a rare opportunity in one of the area's most sought-after locations. Viewing is considered essential to fully appreciate the versatility, character and lifestyle on offer.





Entrance Hall

Lounge Diner
6.69m x 3.83m (21'11" x 12'7")

Kitchen
4.64m x 2.49m (15'2" x 8'2")

Utility Room
1.59m x 1.69m (5'2" x 5'6")

Landing

Bedroom One
3.09m x 3.66m (10'1" x 12'0")

En Suite
2.13m x 2.52m (7'0" x 8'4")

Bedroom Two
3.35m x 3.62m (11'0" x 11'11")

Bedroom Three
3.71m x 2.5m (12'2" x 8'2")

Family Bathroom

Annex Lounge/Reception Room
5.49m x 6.84m (18'0" x 22'5")

Annex Bedroom
3.56m x 3.56m (11'8" x 11'8")

Annex Shower Room
1.85m x 2.23m (6'1" x 7'4")

Annex WC



Agents Note

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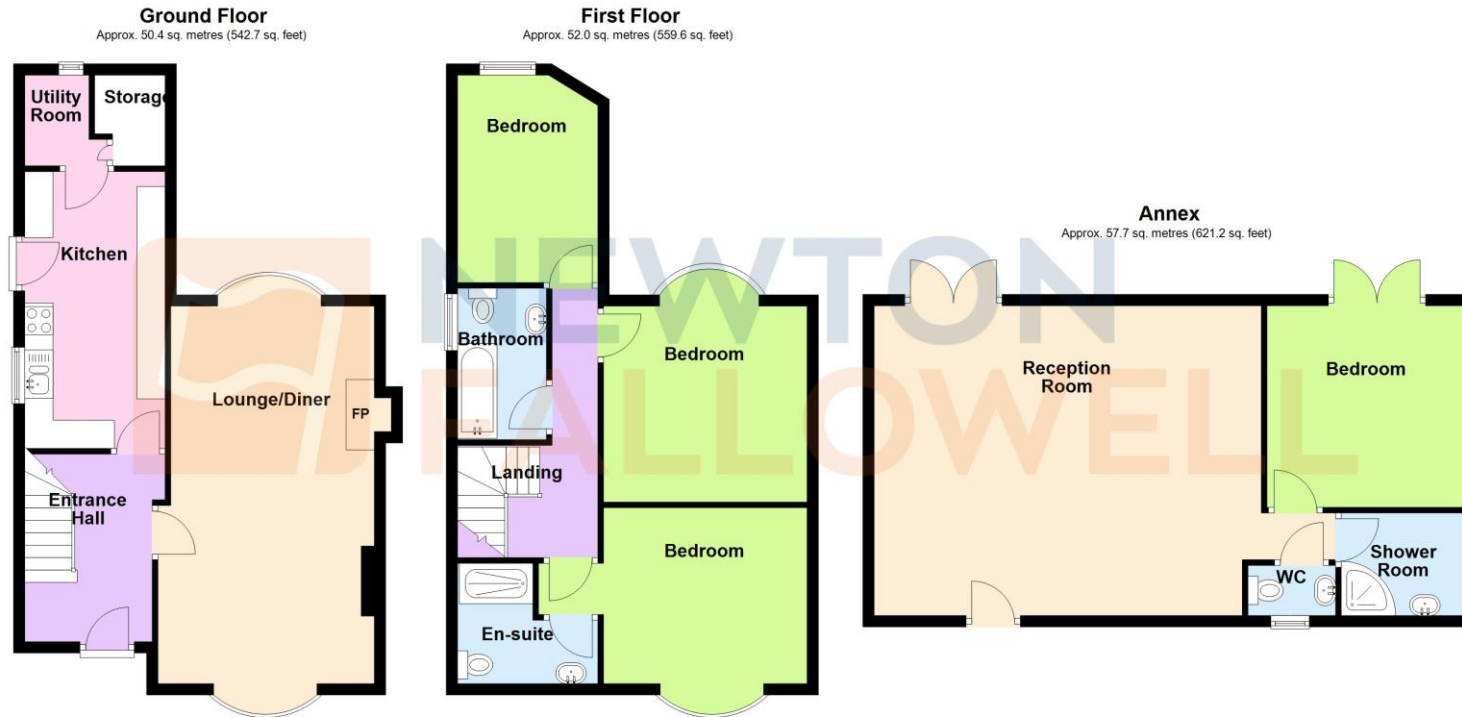
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Floorplan



Total area: approx. 160.1 sq. metres (1723.6 sq. feet)
113 North Parade, Sleaford



Newton Fallowell Sleaford

01529 309 209
sleaford@newtonfallowell.co.uk