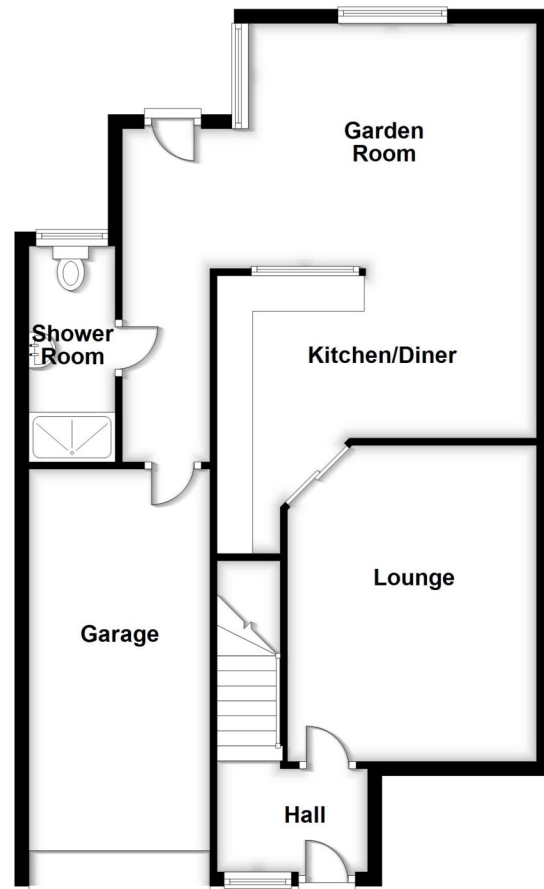


Mareham Lane, Sleaford, Lincolnshire

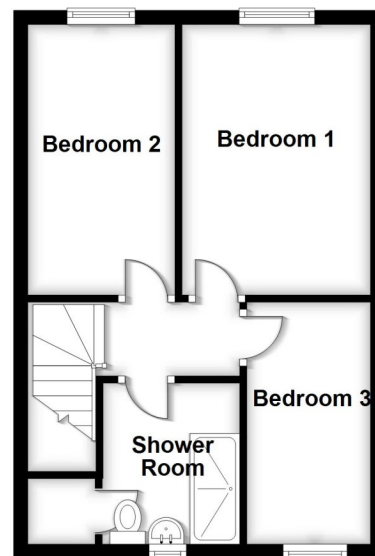
*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-)                                       | A |                         |           |
| (81-91)                                     | B |                         | 84        |
| (69-80)                                     | C | 71                      |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

**Ground Floor**  
Approx. 75.1 sq. metres (808.2 sq. feet)



**First Floor**  
Approx. 35.4 sq. metres (380.7 sq. feet)



Total area: approx. 110.4 sq. metres (1188.8 sq. feet)



**50 Mareham Lane, Sleaford, Lincolnshire, NG34 7FS**

£215,000 Freehold

We are pleased to offer for sale this Three Bedroom Semi- Detached property which is located just a stones' throw from Sleaford town Centre and all local amenities.

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THREE BEDROOM DETACHED HOME | CLOSE TO TOWN CENTRE LOCATION | AMPLE PARKING | ATTACHED GARAGE | MODERN FITTED BATHROOM | WELL MAINTAINED REAR GARDEN | UPVC DOUBLE GLAZED | WELL PROPORTIONED ACCOMMODATION | IDEAL FOR FTB'S & INVESTORS



See things differently.

Under the Property Misdescriptions Act 1991 these particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.



## DESCRIPTION

The property benefits from well-proportioned accommodation, an immaculately maintained rear garden, stunning modern fitted Shower Rooms & a large driveway providing parking for up to three vehicles.

The Kitchen has also been extended and opened up into a fantastic Garden Room which overlooks the westerly aspected and private rear garden.

The accommodation comprises of Entrance Hall, Lounge, Kitchen Diner, Garden Room, Downstairs Shower Room, Three Bedrooms, Shower Room & integral Garage.

The property further benefits from UPVC Double Glazing, Gas Central Heating and solid oak internal doors.



## TENURE

Freehold

## COUNCIL TAX BAND

B

