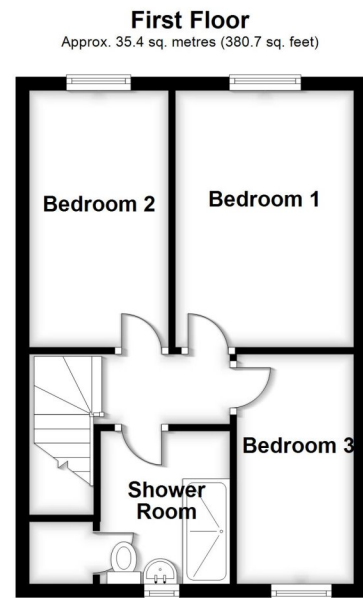
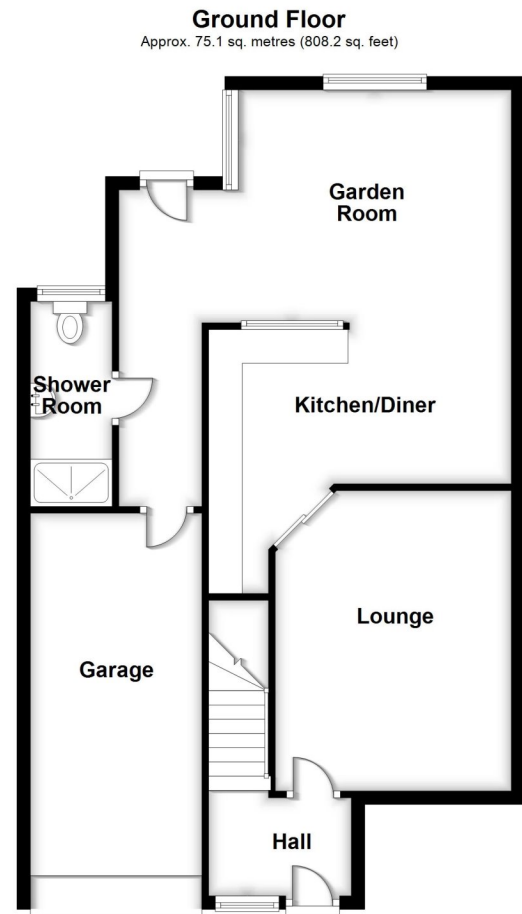


**Mareham Lane, Sleaford, Lincolnshire**

*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.*



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



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

£210,000 Freehold

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

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



## DESCRIPTION

**\*\*For a full asking price sale, the vendor will cover the buyers' solicitors' fees providing their solicitor is used\*\***

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.

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.

