



57 Main Street
South Rauceby, Sleaford, Lincolnshire, NG34 8QQ

£600,000

5 Bedroom Detached House

- Approx 3662 sq ft of flexible, multi-generational accommodation over two floors
- 3 ground floor bedrooms, 2 en suites & house bathroom
- 2 large first floor bedrooms & Jack & Jill shower room
- 26?ft x 17?ft lounge with vaulted ceiling & two sets of bi-fold doors to garden
- Large family dining kitchen and two utility rooms at opposite ends
- Plot of 0.4 acres, with walled garden
- Electric gates to extensive driveway, hard standing & stables
- Sought after village location - PART EXCHANGE CONSIDERED
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 57 Main Street, South Rauceby, Sleaford, Lincolnshire, NG34 8QQ](#)



Overview

PART EXCHANGE CONSIDERED - Opportunity to acquire a substantial family home (3,662 sqft) on a generous plot (approx 0.4 acres) nestled in the heart of this sought after village. This executive detached family home blends modern comforts with character features and offers exceptional multi-generational living potential. Spread over two levels, the property provides generous space and flexibility, perfect for both family life and entertaining. The property is offered for sale with no onward chain.

On the ground floor, discover a grand 26 ft x 17 ft lounge featuring a vaulted ceiling and dual bi-folding doors leading to the rear garden. The expansive layout includes a dining room, study with fitted furniture, family dining kitchen, and two utility/boot rooms—one at each end of the home. Also on this level is a main bedroom with walk in wardrobe and en suite shower room, two further double bedrooms one with en suite, ideal for guests or relatives, and a main house bathroom with jacuzzi bath and separate shower. The first floor hosts two additional large double bedrooms (one with a balcony) and Jack & Jill shower room.



Externally, the property is approached via a long driveway secured by electric gates, opening onto an extensive parking area with coloured granite. The partially walled rear gardens are laid out with lawn and seating areas and summer house. The driveway extends round the house to the rear where there is an extensive concrete yard area with workshop and stables including two loose boxes and a tack/feed room, perfect for equestrian use but equally suitable to adapt for other uses and ample space to erect a garage if required subject to relevant consents.

South Rauceby is a well-regarded estate village with locally renowned country pub and restaurant 'The Bustard Inn', primary school within walking distance and active village hall which houses a popular pre school. There are many lovely walks and bridleways in the area together with two livery yards in the village itself. Being just 3 miles outside of Sleaford it is also convenient for both the A15 and A17. The larger market town of Grantham is only 12 miles away where there is both A1 and intercity rail service to London King's Cross.

Agent's Note:- In accordance with the Estate Agents Act 1979 it should be noted that the vendor is an employee of the company Pygott & Crone and a personal interest is hereby declared.





Main Street, NG34

Approximate Area = 3662 sq ft / 340.2 sq m

Outbuildings = 540 sq ft / 50.2 sq m

Total = 4202 sq ft / 390.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2023. Produced for Pygott & Crone. REF: 1024098



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57 Main Street, South Rauceby
is on the market with our Sleaford branch

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