

Pygott & Crone

Maple Cottage, Littleworth Drove

Heckington Fen, Sleaford, Lincolnshire, NG34 9NE

£565,000

3 Bedroom Detached House

- Freehold
- Charming three-bedroom character cottage set within over an acre (sts)
- Separate one-bedroom annexe ideal for guests, office, or holiday let
- Triple garage with three-phase electricity and extensive parking
- In total in excess of some 4.5 acres
- Comprising garden, woodland, adjoining field & further paddock
- Spacious garden room offering panoramic field views
- Secluded countryside setting with total privacy and open vistas
- EPC Rating - F, EPC Rating Annexe - F, Council Tax Band - C

Click here to access the Energy Performance Certificate for Maple Cottage, Littleworth Drove, Heckington Fen, Sleaford, Lincolnshire, NG34 9NE





Overview

Set within a truly idyllic countryside location, this period three-bedroom detached character cottage offers charm, privacy, and versatility together with annexe, extensive outbuildings and in total in excess of some 4.5 acres. The house itself stands within an impressive plot of over an acre (sts) with breath-taking field views in every direction. There is an adjoining field to the East being some 2.5 acres and in addition a further block of land just across the road extending a further acre giving a total acreage of in excess of 4.5 acres, potentially making it ideal as an equestrian property. This fabulous lifestyle property must be viewed to be fully appreciated.





The home combines period features such as exposed beams and a traditional open fireplace with modern comforts throughout. The ground floor includes a welcoming lounge with open fire, a separate dining room, and a stunning garden room that floods the home with natural light and provides panoramic views of the surrounding landscape. The fitted kitchen, complete with Butler sink and Rangemaster, adds practicality, while a utility room and cloakroom complete the downstairs accommodation. Upstairs are three generous bedrooms, including a spacious principal bedroom with potential dressing area, and a family bathroom with a four-piece suite. Overall the living space extends to some 1,641sqft and features oil fired central heating and uPVC double glazing.

Adding exceptional potential, the property includes a self-contained one-bedroom annexe ideal for guests, extended family, or holiday letting but is currently in need of completing. Also a triple garage with three-phase electricity and ample driveway parking behind secure five-bar gates.

Outside, there are formal gardens featuring distinct areas including a Mediterranean-style patio, Japanese-inspired section, rose garden, and woodland spinney — all perfectly designed for outdoor living and relaxation but now in need of restoration but extending to over an acre. Adjoining to the East is further land currently let to & cropped by the neighbouring farmer extending to some 2.5 acres but is included within the sale. There is also a further block of land just across the road extending to a further acre making a total of in excess of some 4.5 acres.

This rare countryside home offers an unparalleled opportunity to enjoy peaceful rural living while remaining within easy reach of the nearby villages of Heckington and Sleaford, both offering excellent local amenities.

AGENTS NOTE We understand there is a public right of way diagonally accross the adjoining 2.5 acre field to the East.













Maple Cottage, Kyme Road, Heckington Fen, Sleaford, NG34

Approximate Area = 1641 sq ft / 152.4 sq m
Annexe = 944 sq ft / 87.7 sq m
Garage = 629 sq ft / 58.4 sq m
Total = 3214 sq ft / 298.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Pygott & Crone. REF: 1372374









Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

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Financial Services Ltd

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Ahmed Jlil
Financial Services Director
0330 912 0007

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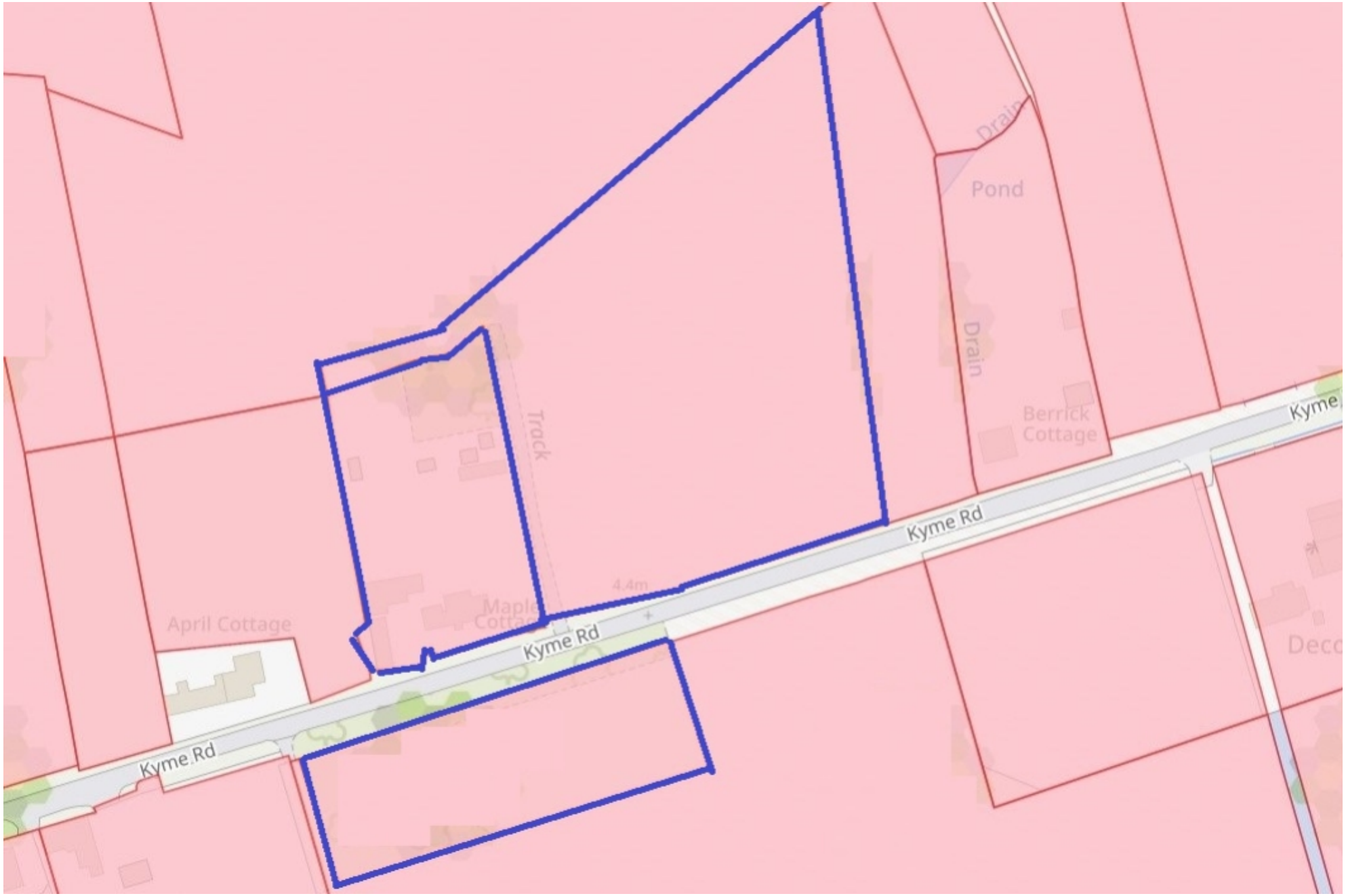











Pond
Drain
Drain
Track
Berrick Cottage
Kyme Rd
Kyme Rd
Kyme Rd
4.4m
April Cottage

Houses. Homes. Harmony.

Pygott & Crone

Maple Cottage, Littleworth Drove, Heckington Fen
is on the market with our Sleaford branch

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