



Brooklands,  
Spanby, Sleaford, Lincolnshire, NG34 0BB

£675,000

## 4 Bedroom Detached House

- Freehold
- Substantial Residential/Commercial Opportunity
- 4 Bedroom House Some 2219 sqft
- Open Plan Dining Kitchen & Garden Room
- Commercial Buildings over 4256 sqft
- Previous Use for Vintage Vehicle Restoration
- All Set in Over 2 Acres
- Double Garage, Gardens & Paddock
- Semi-rural yet Convenient Location
- EPC Rating - D, EPC Rating Workshop 1 & 2 - C, Council Tax Band - E

[Click here to access the Energy Performance Certificate for Brooklands, Spanby, Sleaford, Lincolnshire, NG34 0BB](#)



## Overview

Rare and exciting opportunity to acquire a substantial and versatile residential / commercial property that offers immense potential to be used for a variety of purposes either as a domestic home with extensive outbuildings or for running a business subject to relevant consents. It has until recently been used as the latter with the present vendors running an internationally renowned vintage car restoration business. The property occupies a plot in excess of two acres comprising house, garden, yard, buildings and paddock to the rear. It enjoys a delightful semi-rural location in the small hamlet of Spanby only 6 miles south of the thriving market town of Sleaford. Alternatively the larger town of Grantham is only 15 miles to the West where there is access to the A1 and intercity rail service.



The house extends to some 2219 sqft and briefly comprises hall, WC, wet room, lounge with wooden floor, wood burner and patio door to gardens, dining room, study/family room, dining kitchen with oil fired Aga and utility room. To the first floor are four double bedrooms three with built in wardrobes and family bathroom. The property has oil fired central heating and UPVC double glazing. It is well presented, deceptively spacious and versatile.

The outbuildings are an equally important aspect of the property with the main buildings extending to some 4256 sqft with further additional storage. As previously described their previous use has been involved in the restoration of vintage cars. They include workshops, storage etc.

The gardens extend to the south and west of the house laid mainly to lawn. There is an extensive driveway that leads to the detached double garage behind which are 2 wooden kennels. Beyond the gardens to the south is the paddock which is enclosed by post and rail fencing. This is ideal just as amenity space or could perhaps be used as a pony paddock or for other livestock. Viewing is essential to fully appreciate this great opportunity.

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

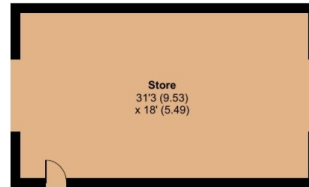




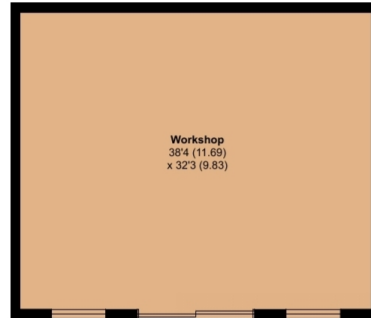
# Spanby, Sleaford, NG34

Approximate Area = 2219 sq ft / 206.1 sq m  
 Outbuilding(s) = 4256 sq ft / 395.3 sq m  
 Garage = 420 sq ft / 39 sq m  
 Total = 4676 sq ft / 640.5 sq m

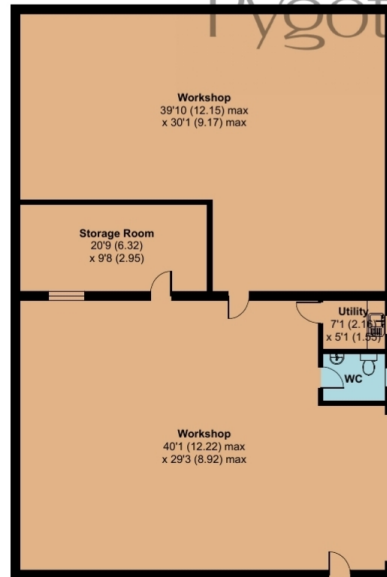
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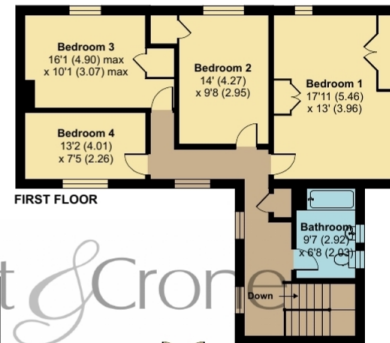
OUTBUILDING 3



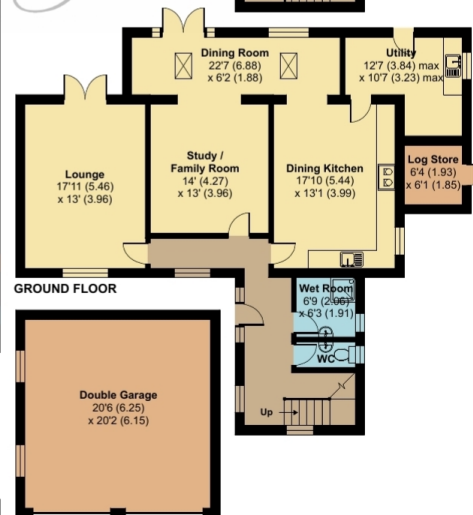
OUTBUILDING 2



OUTBUILDING 1



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Pygott & Crone. REF: 1202297



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is on the market with our Sleaford branch

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