



Eslaforde House, 87 Eastgate
Sleaford, Lincolnshire, NG34 7EE

£1,100,000

5 Bedroom Detached House

- Freehold
- One of the town's most impressive homes
- 0.8 acre elevated & private plot
- Close to both town centre & countryside walks
- Some 4291 sqft of accommodation
- Attractive design features both inside & out
- Substantial garage block some 1,462 sqft incl first floor
- Superb family room overlooks gardens
- Equestrian potential with 4 acre paddock by separate negotiation
- EPC Rating - D, Council Tax Band - G

Click here to access the Energy Performance Certificate for Eslaforde House, 87 Eastgate, Sleaford, Lincolnshire, NG34 7EE



Overview

We are excited to offer to the market a rarely available opportunity to purchase probably one of the town's most impressive period homes set within an elevated, private plot of some 0.8 acres (sts) of landscaped gardens. This magnificent family home has been enjoyed by the same family for some 69 years but now offers a new buyer the opportunity to update the existing fittings to suit their own personal tastes. Early viewing is a must to fully appreciate this fantastic chance. Externally the house displays attractive design features of architectural interest and internally a wealth of charm and character. The property could potentially also appeal to buyers with an equestrian interest.

The original house was extended in 1992 with the addition of a superb family room on the Eastern side which takes full advantage of the view of the gardens. It now provides some 4291 sqft of accommodation with all rooms of generous proportions. Briefly comprising Reception Hall, double bay fronted lounge, large dining room, dining kitchen, pantry, utility room, laundry room and secured stairs down to cellar. A beautiful staircase is a particular feature and leads to the first floor landing serving five bedrooms and two bathrooms.



Outside the property is approached from Eastgate by a sweeping driveway leading to extensive parking within which is a central flower bed. There is a substantial garage block extending to some 1462 sqft including first floor and providing garaging for five cars.

Beyond the house's own plot is a large paddock extending to just over four acres which is available by separate negotiation. This can be accessed by a right of access over a separate driveway adjacent to the William Alvey primary school called Occupation Road. Within this area are two stable buildings extending to some 500 sqft and could therefore have potential as an equestrian property.

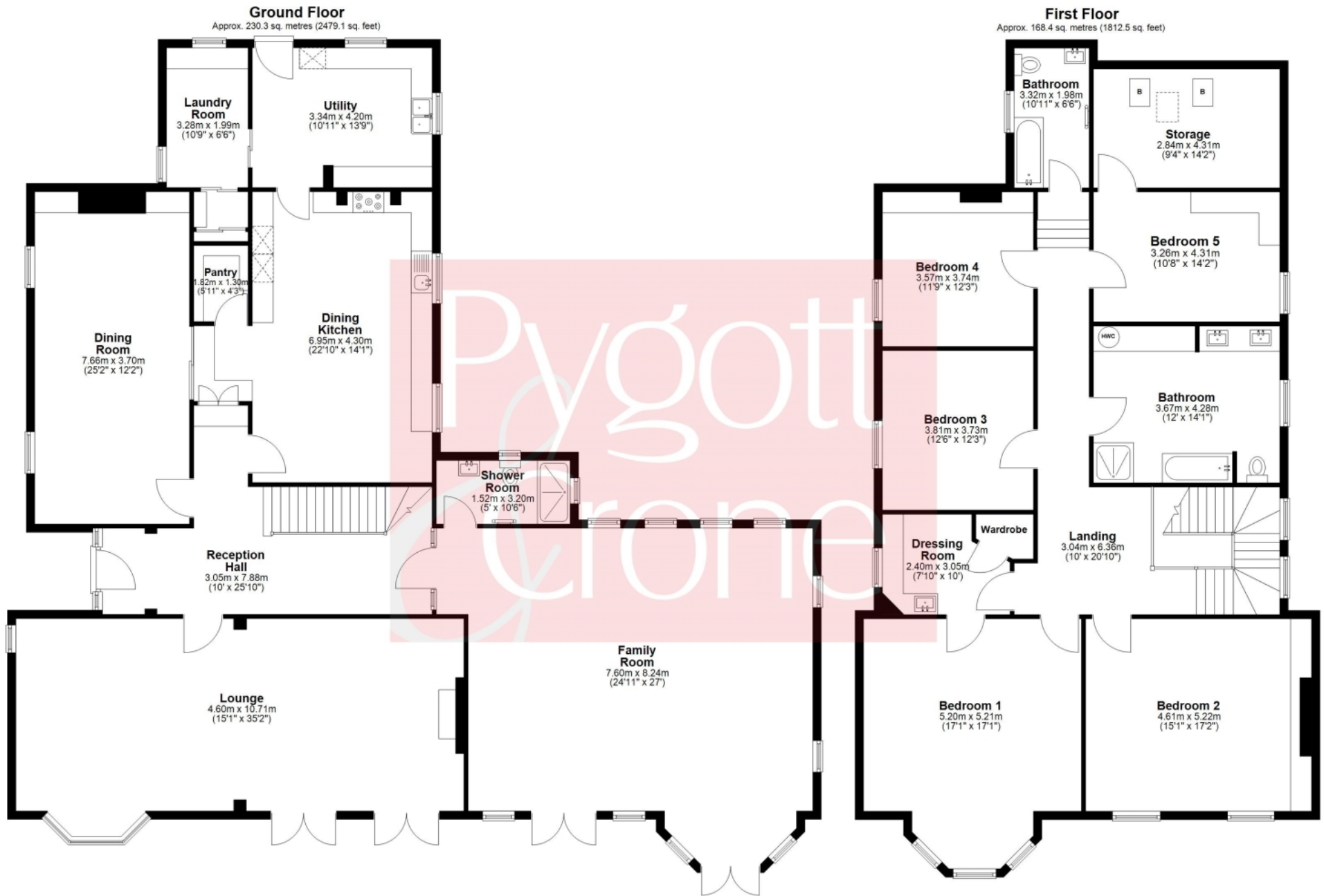
In the agents opinion the location of the property is another selling point. Whilst convenient for the town centre and amenities it is across the road from Cogglesford Watermill and the river Slea facilitating delightful countryside walks. The market town of Sleaford provides an excellent range of amenities itself but its position on the cross roads of the A15 and A17 make it ideal for travelling in all directions to surrounding towns and cities. Notably Grantham (14 miles) or Newark (20 miles) to the West also offer access to both the AI and inter city rail service on the East Coast main line.

AGENTS NOTE We have been advised that there have been occasions when the cellar has flooded. The property has a right of way over Occupation Road to the West of the house. For further details about this and other rights / covenants please contact the selling agents.



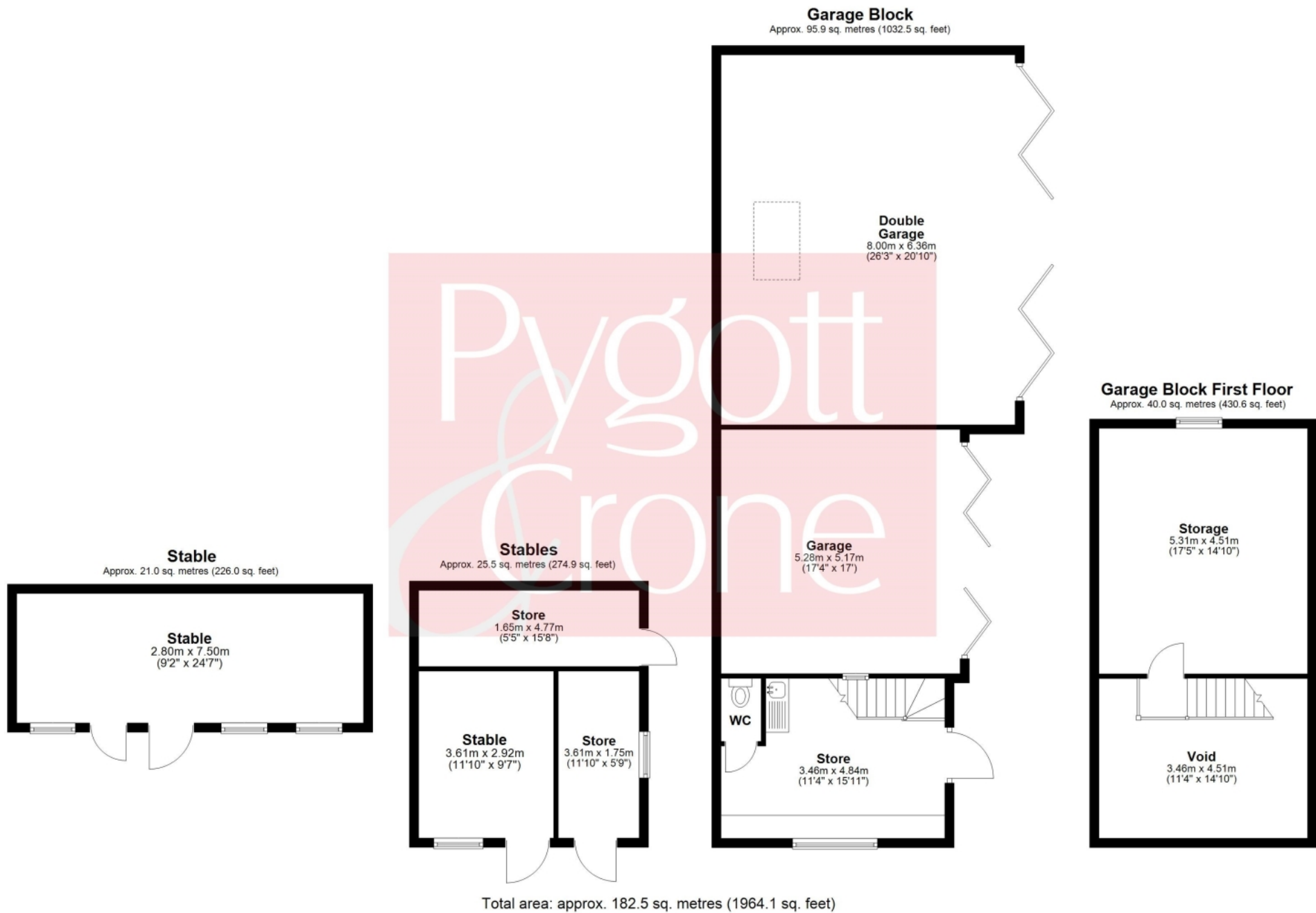


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Total area: approx. 398.7 sq. metres (4291.6 sq. feet)

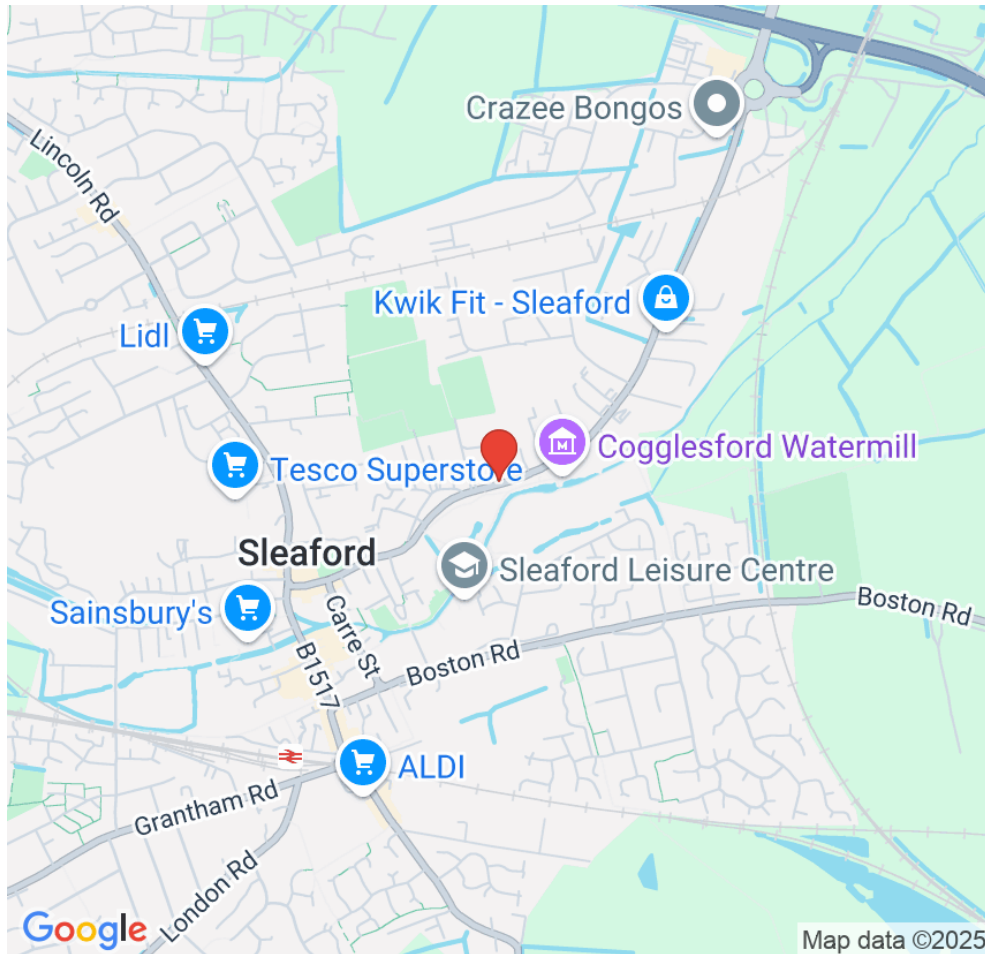
Floor plan created by Matte Black Media.
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Floor plan created by Matte Black Media.
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Location



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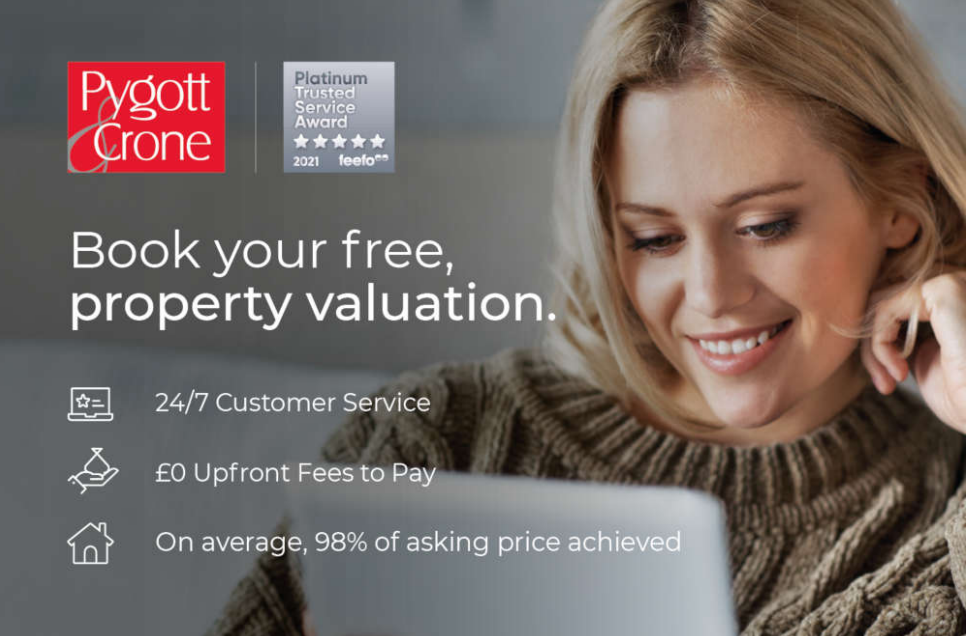










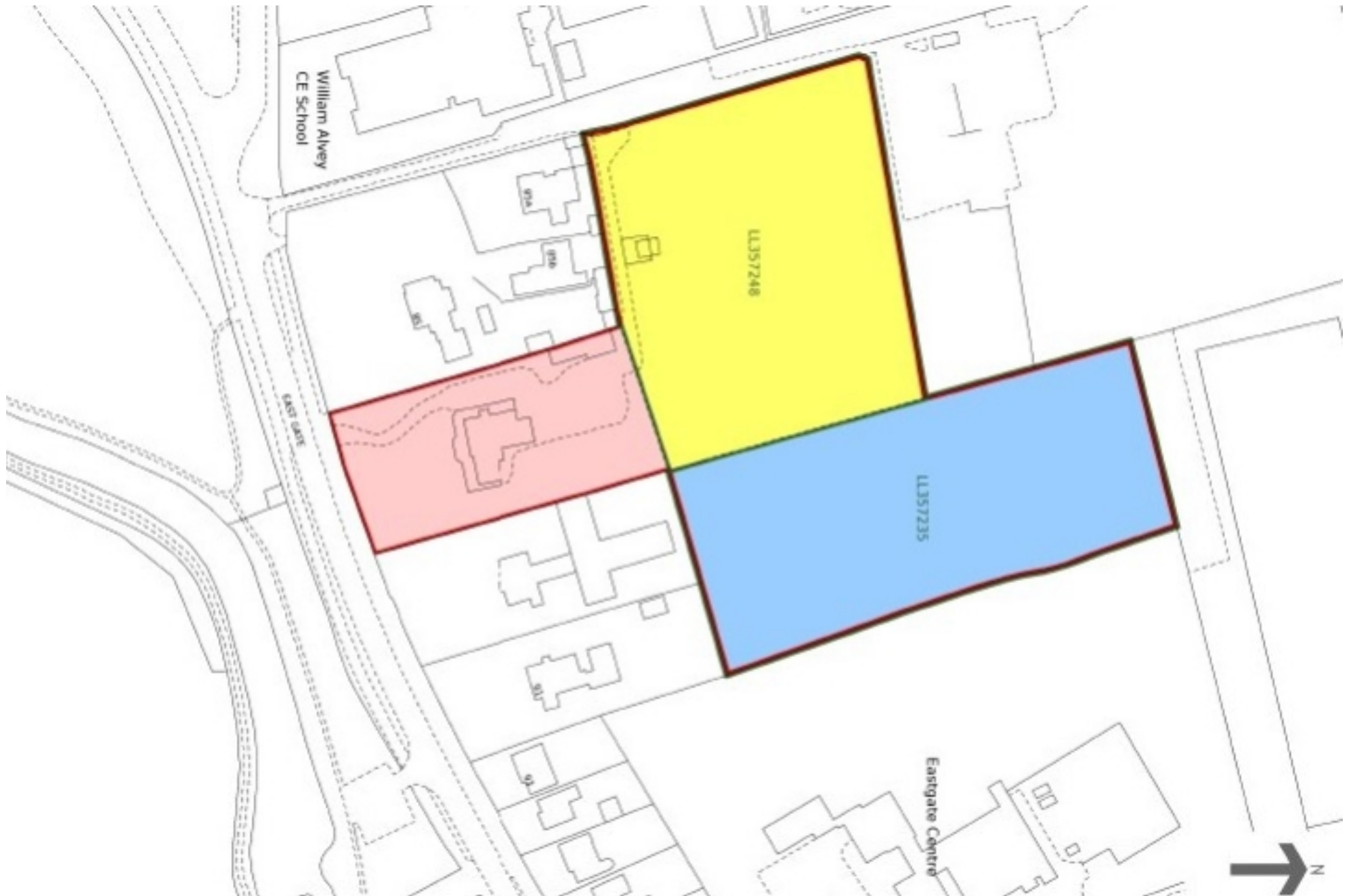




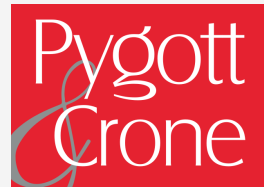



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is on the market with our Sleaford branch

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