



Willow Tree Farm,
Anwick Fen, Sleaford, Lincolnshire, NG34 9SY

Offers in excess of
£290,000

3 Bedroom Detached House

- Freehold
- No onward chain
- Refurbished former farm house
- Rurally situated along A153 adj farmland
- Farmland to 2 sides
- 3 generous bedrooms, en suite & bathroom
- Air source heating, UPVC double glazing
- Driveway & gardens
- Excellent opportunity, viewing recommended
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for Willow Tree Farm, Anwick Fen, Sleaford, Lincolnshire, NG34 9SY](#)



Overview

A spacious, rurally situated Three Bedroom Detached Former Farmhouse which has undergone a scheme of improvements both inside and out including new windows and doors, a new air source heat pump central heating system, new kitchen, bathroom and en-suite, re-plastered and offered for sale with no onward chain. The property is set on a plot approaching a fifth of an acre (subject to survey) at the side of the A153 but has farmland to two sides.

The accommodation extends to some 1108 sqft and comprises Entrance Porch, Lounge, Utility Room, Ground Floor Cloakroom, 20ft Dining Kitchen, Three Good Size Bedrooms with En-Suite to the main Bedroom and Family Bathroom.

Outside there is Ample Parking with the driveway leading to the side garden which has been re-turfed and has a raised patio area.

AGENTS NOTE The property will have a shared driveway with Willow Tree Barn adjacent. Both properties also share the same treatment plant. The property is currently on title deeds for the whole of Willow Tree Farm which will need to be split.

The neighbouring property is currently also for sale by the same developer offering the potential for a combined purchase to facilitate multi generation living or other uses





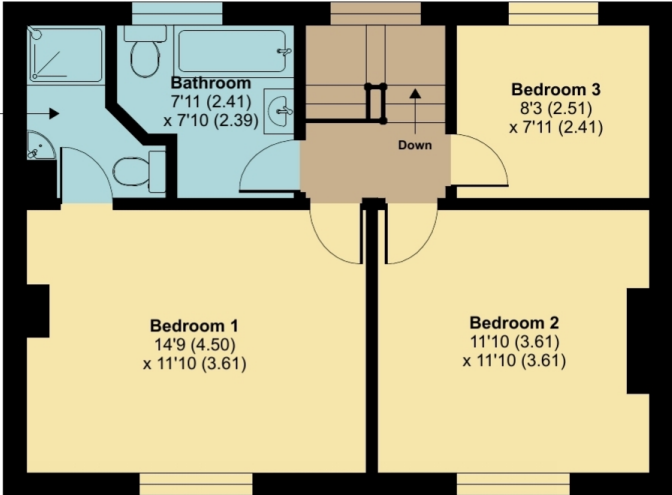
Willow Tree Farm, Sleaford, NG34

Approximate Area = 1108 sq ft / 102.9 sq m

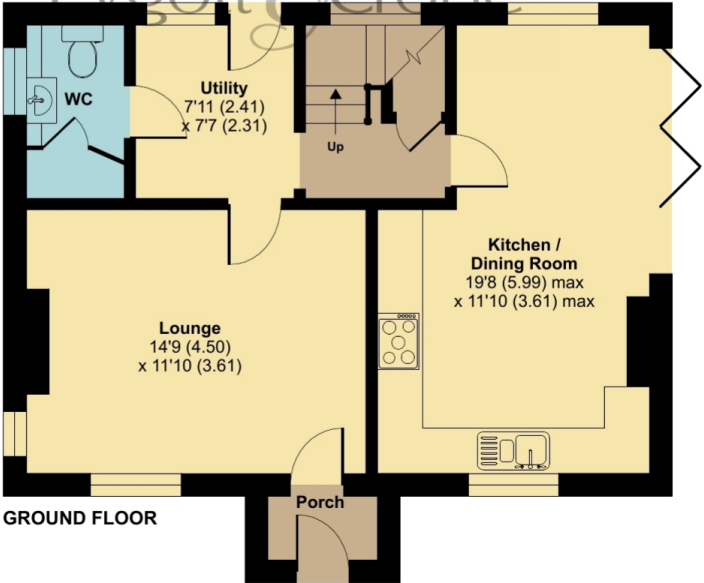
For identification only - Not to scale



**En Suite
Shower Room**
7'11 (2.41)
x 4'11 (1.50)



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Pygott & Crone. REF: 1280179



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Willow Tree Farm, Anwick Fen
is on the market with our Sleaford branch

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