



1 Hervey Road
Sleaford, Lincolnshire, NG34 7LT

£325,000

3 Bedroom Detached House

- Freehold
- Detached home on a prime corner plot in Sleaford
- Three spacious double bedrooms
- Multiple reception rooms offering flexible living space
- Large garden with potential building plot (previous planning)
- Driveway and integral garage
- Walking distance to shops, schools and train station
- Potential for improvement & to add value
- No onward chain
- EPC Rating - C, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 1 Hervey Road, Sleaford, Lincolnshire, NG34 7LT](#)



Overview

Set on a generous corner plot in one of Sleaford's most convenient and sought after residential locations, this three-bedroom detached home presents an exciting opportunity for buyers seeking a property to modernise and add value. The house is within easy walking distance of local shops, schools and the train station, making it ideal for families, and developers alike.



The accommodation is notably spacious and versatile, comprising an entrance porch and hall, a large dual-aspect lounge, separate dining room, kitchen, utility room, WC and an additional reception room that can be used for a variety of uses. Upstairs are three genuine double bedrooms and a family bathroom. While the property has been well maintained, it would now benefit from cosmetic and general updating, allowing a new owner to tailor the interior to their own taste and requirements. The accommodation extends to some 1352 sqft.

Externally, the home enjoys a driveway, garage and a particularly large enclosed garden. Of special note, part of the garden has previously benefited from planning permission for a detached dwelling, offering potential for redevelopment or future investment (subject to any necessary consents). The property is offered with no onward chain, further enhancing its appeal as a straightforward purchase.

AGENT'S NOTE: There is a restrictive covenant on the title to the property that to develop the garden as a building plot would require permission from The Bristol Estate.

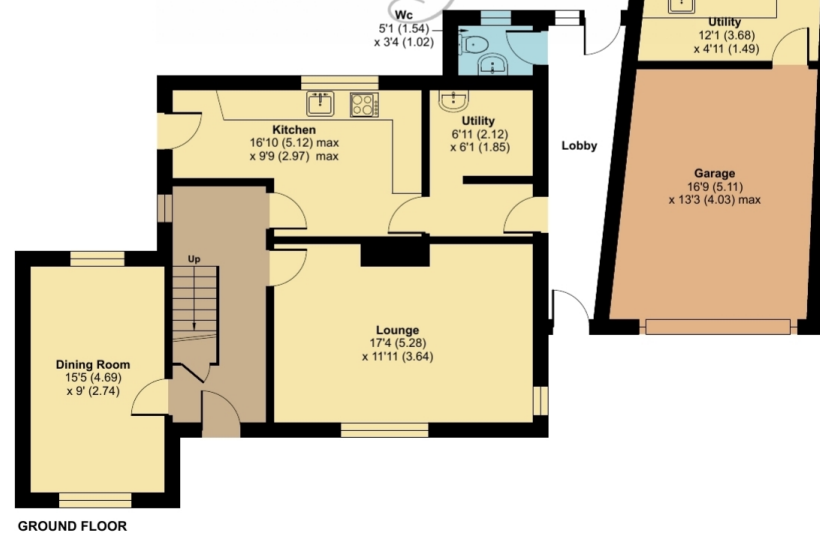
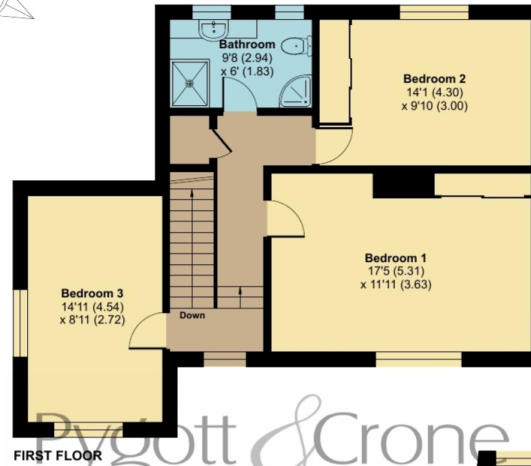




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Approximate Area = 1352 sq ft / 125.6 sq m (excludes lobby)
Garage = 277 sq ft / 25.7 sq m
Outbuilding = 17 sq ft / 1.5 sq m
Total = 1646 sq ft / 152.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1396696



Location



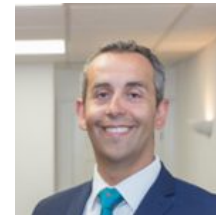
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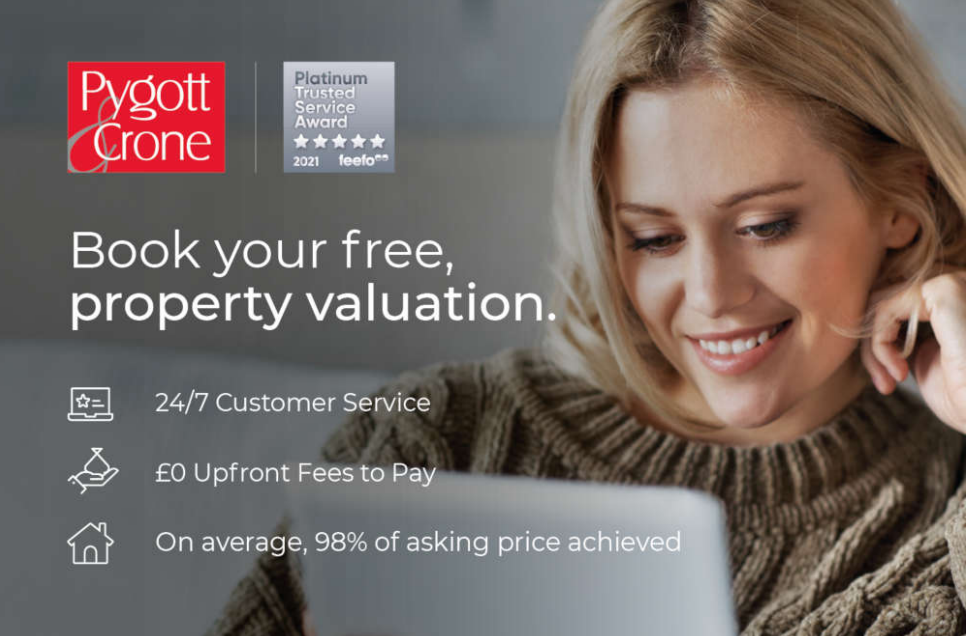
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