



Melford House, 32a London Road
Sleaford, Lincolnshire, NG34 7LH

Offers in excess of
£525,000

4 Bedroom Detached House

- Freehold
- No onward chain
- Superb plot in much sought after area
- Built in 1997 by Newman Moore
- Well maintained but offers immense potential
- Detached double garage & driveway
- Walking distance of town centre
- Absolutely stunning rear gardens
- EPC Rating - C, Council Tax Band - E

[Click here to access the Energy Performance Certificate for Melford House, 32a London Road, Sleaford, Lincolnshire, NG34 7LH](#)



Overview

Enjoying a most superb plot in this much sought after residential area and ideally positioned for walking in to the town centre is this impressive, individual family home.

The property was built in 1997 by reputable local builders Newman Moore and has been loved by the present vendors family and who have meticulously maintained it since. It was built to a very high standard at the time but now offers the potential for a new buyer to update the fittings and create a stylish home in their own taste. Features include gas fired central heating and uPVC double glazing.



The accommodation extends to some 1853 sqft and a double garage 314 sqft. The ground floor briefly comprises of a reception hall, cloakroom, dual aspect lounge with fireplace and patio doors to rear, separate dining room, study, breakfast kitchen and utility. To the first floor is a spacious landing serving four generous bedrooms one with en suite bathroom and a main house bathroom with corner bath and separate shower.

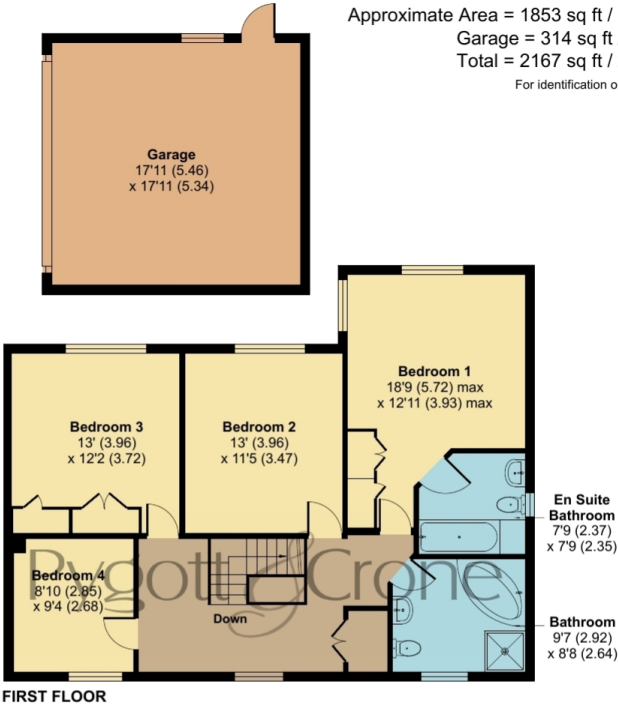
To the front of the property an extensive driveway provides ample parking for a number of cars and access to the detached double garage. However one of the key features of the property are the beautiful rear gardens. These are particularly large, south facing and have evolved since the house was originally built to create a stunning outside space. The property is offered for sale with no onward chain and viewing is essential to fully appreciate every aspect.



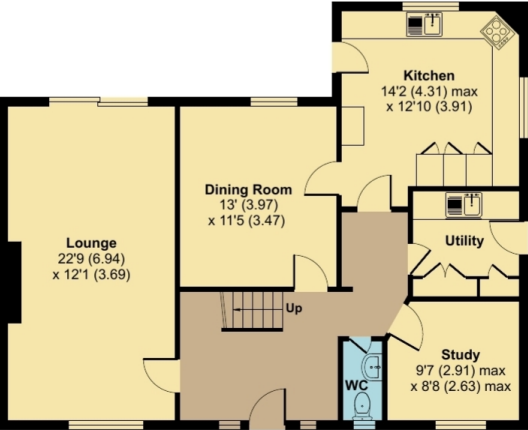


London Road, Sleaford, NG34

Approximate Area = 1853 sq ft / 172.1 sq m
 Garage = 314 sq ft / 29.1 sq m
 Total = 2167 sq ft / 201.2 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Pygott & Crone. REF: 1306590



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