



The Bungalow, Byards Leap
Cranwell, Sleaford, Lincolnshire, NG34 8EY

Guide Price
£259,000

4 Bedroom Detached Bungalow

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- Four Bedroom Detached Bungalow with No Onward Chain
- Large Double Aspect Lounge
- Kitchen Dining Room, Study
- Two Conservatories & Potential To Convert The Loft Space
- Shower Room (En-Suite Shower Rooms To Bedroom One & Two)
- Front & Rear South Facing Gardens With Views
- Detached Garage, Off Road Parking
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for The Bungalow, Byards Leap, Cranwell, Sleaford, Lincolnshire, NG34 8EY](#)



Overview

Modern Method Of Auction - T & C's Apply - Pygott & Crone are delighted to offer this spacious and flexible four-bedroom detached bungalow with field views, offered with no onward chain, and located in the historic hamlet of Byard's Leap and in a superb location convenient for Sleaford, Newark, Grantham and Lincoln.



The accommodation comprises a large double aspect lounge, a well-appointed Kitchen Dining Room with Conservatory off, Four Bedrooms, with En-Suite Shower Rooms to both Bedrooms 1 & 2 as well as a Study, a further Conservatory and a Family Shower Room. Loft space covering the entire bungalow accommodation, currently used for storage but potential for conversion subject to relevant building consent.

There are open views to behind and south facing gardens that wrap around the property. An outside garden room/shed (12'x7') with electric supplied and fully carpeted could be used as a Hobby Room, plus two further garden sheds and greenhouse are included in the sale. Approached via a driveway offering off road parking as well as access to a detached garage and a large front garden.

The property benefits from uPVC double glazing, gas fired central heating and solar panels which are owned outright by the current vendor.





Byards Leap, Sleaford, NG34

Approximate Area = 1471 sq ft / 136.6 sq m (excludes garage)

For identification only - Not to scale



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: 1312801



BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

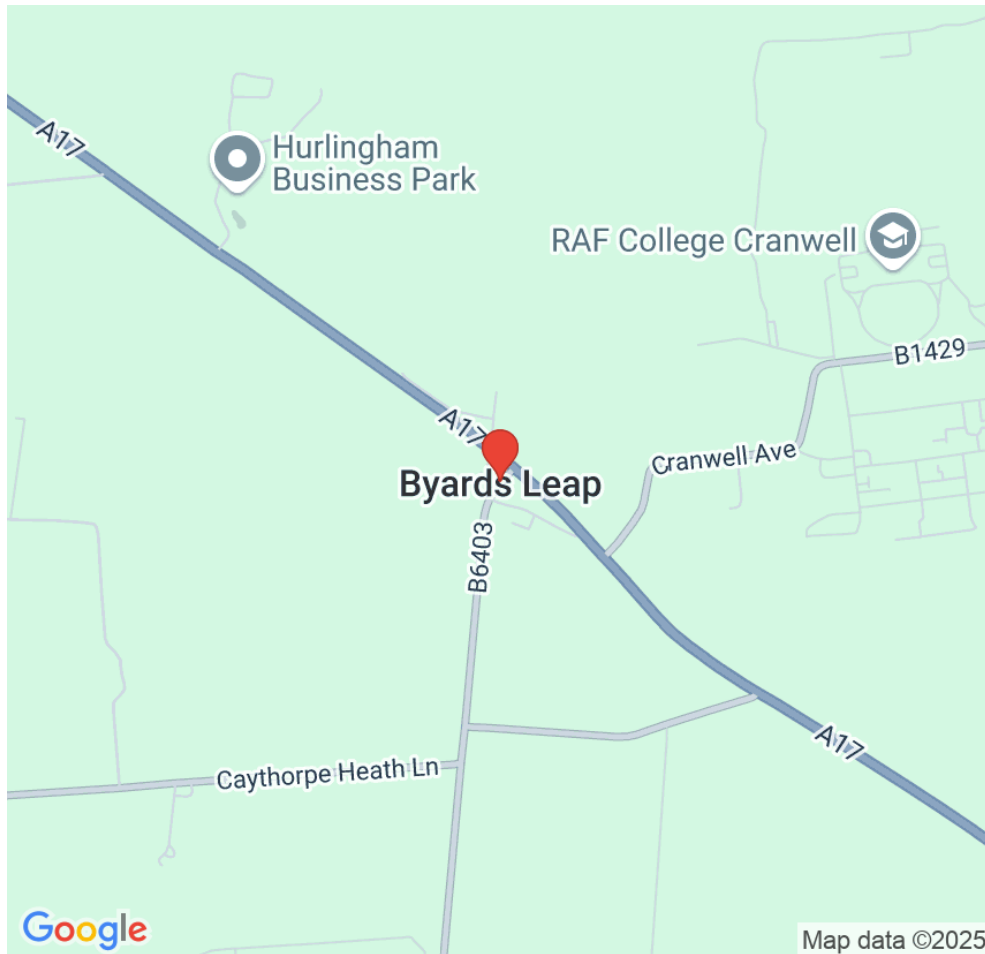
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Porch



Location



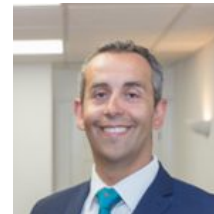
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The Bungalow, Byards Leap, Cranwell
is on the market with our Sleaford branch

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