



38 Electric Station Road
Sleaford, Lincolnshire, NG34 7QJ

£400,000

4 Bedroom Detached House

- Freehold
- Substantial period farmhouse
- Some 1,745sqft character accommodation
- Set in approximately 3 acres including paddock (sts)
- And Award-Winning Wildlife Garden
- Garages, workshop, stables, hay store
- Close to town centre
- River frontage
- No onward chain
- EPC Rating - E, Council Tax Band - E

[Click here to access the Energy Performance Certificate for 38 Electric Station Road, Sleaford, Lincolnshire, NG34 7QJ](#)



Overview

An exciting and unique opportunity has arisen with the sale of this substantial period farmhouse set in approximately 3 acres with river frontage together with extensive, traditional outbuildings and yet within close proximity of the town centre and amenities. Immense potential and viewing recommended to fully appreciate. The property is situated at the bottom of a no through road affording a high degree of privacy. The land comprises HORSE Paddock and MANEGE AREA together with an extensive AWARD WINNING WILDLIFE GARDEN that borders the River Sleas. The property is offered for sale with no onward chain.



The house itself is a well-maintained family home that provides comfortable character accommodation with recent improvements including an air source heat pump installed in 2024, solar panels and uPVC double glazing. It extends to some 1,745sqft and briefly comprises to the ground floor hallway, shower room, large dual aspect lounge with bay windows to front and rear, a wood burner and doors to conservatory with grape vine. In addition are dining room, breakfast kitchen with island, utility room leading to covered outside area. To the first floor are four generous bedrooms, en suite bathroom with both bath and separate shower to the main bedroom and house bathroom with an electric shower over the bath.

The outside space and buildings are also an important aspect of this property bordering the River Slea to the North and railway to the West. Part comprises paddock land and disused menage also with poly tunnel and green house. A block paved driveway provides parking and leads to the extensive outbuildings comprising brick garage block including two garages and workshop with electric doors. These extends to some 905sqft and adjoining these are further timber stables and hay store. Immediately adjacent to the house are the extensive gardens. The first area being more formal leading on to the award-winning wildlife area.

AGENTS NOTES We are advised by the vendor that in the Winter part of the garden area is prone to flooding.

There is a second access to the field by a right of access across Green Lane.







Electric Station Road, Sleaford, NG34

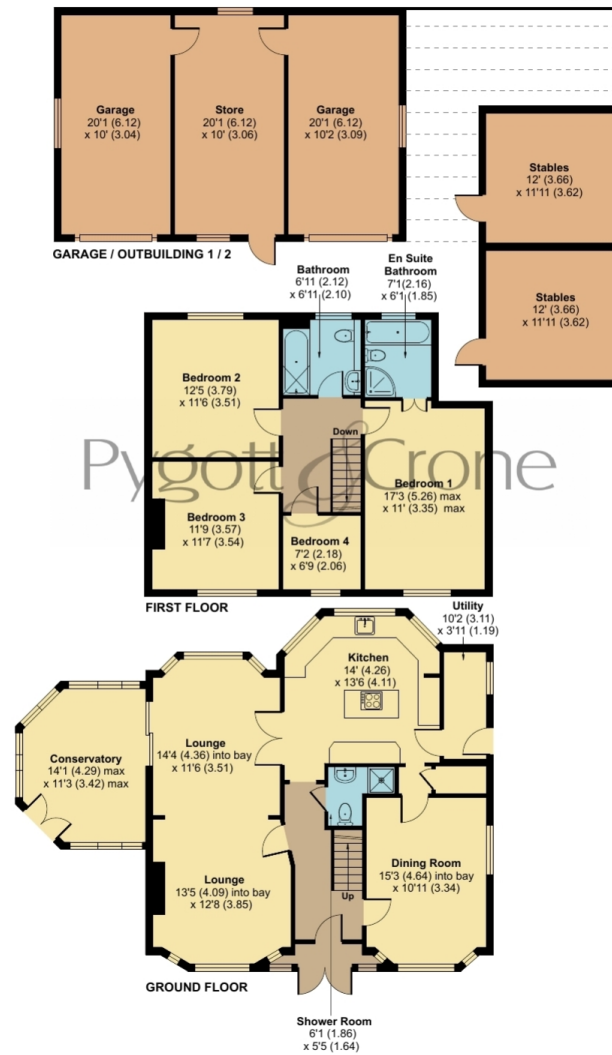
Approximate Area = 1745 sq ft / 162.1 sq m

Garage = 619 sq ft / 57.5 sq m

Outbuilding = 286 sq ft / 26.5 sq m

Total = 2650 sq ft / 246.1 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 2025. Produced for Pygott & Crone. REF: 1370886



Location



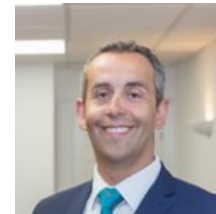
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An advertisement for Pygott Crone. It features a woman with blonde hair smiling while looking at a laptop. The text and logos are overlaid on the image.

Pygott Crone

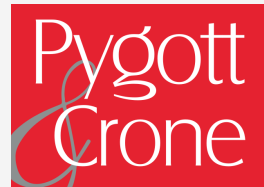
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