



Pygott  
Crone  
FOR SALE  
0800 9177 404

Pygott  
Crone

7a, Ashfield Road  
Sleaford, Lincolnshire, NG34 7DZ

Offers in the region of  
£299,950

## 3 Bedroom Detached House

- Freehold
- Extended & improved by present vendors
- Spacious, versatile accommodation 1087 sqft
- Extensive oak flooring & wood burner
- Lounge, study & 3rd bedroom on ground floor
- 2 double bedrooms, shower room & bathroom on first floor
- Garage & driveway
- Not overlooked rear garden a particular feature
- Gas central heating & UPVC double glazing
- EPC Rating - C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 7a, Ashfield Road, Sleaford, Lincolnshire, NG34 7DZ](#)



## Overview

Superb chalet style property enjoying a cul de sac location in this established non estate residential area convenient for the town centre and amenities. The property has been extended by the present vendors to create particularly spacious and versatile accommodation extending to some 1087 sqft. The property is immaculately presented and despite having been updated does include character features such as a gas fire and extensive oak flooring. It also has gas fired central heating with a combi boiler and uPVC double glazing. Early viewing is highly recommended to fully appreciate and avoid disappointment.

The accommodation briefly comprises hallway with large built in cupboard, lounge, study, third bedroom, dining kitchen, utility and WC. To the first floor are two double bedrooms with built in wardrobes, shower room and bathroom with a P shape bath with mains shower over.

Outside a driveway provides ample parking and leads to the garage. The enclosed rear gardens are a further feature of the property. They are not overlooked and include two large patio areas one with a pergola over. It also includes lawn together with borders stocked with a variety of shrubs, a small pond and useful garden shed.





## Ashfield Road, Sleaford, NG34

Approximate Area = 1087 sq ft / 100.9 sq m (excludes void)

Limited Use Area(s) = 210 sq ft / 19.5 sq m

Garage = 223 sq ft / 20.7 sq m

Total = 1520 sq ft / 141.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Pygott & Crone. REF: 1332572



## Location



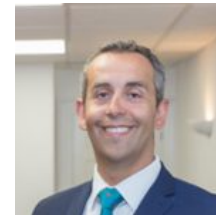
Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



**Stonebow**  
Financial Services Ltd

### Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Ahmed Jilil  
Financial Services Director

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.







**Pygott & Crone**

Platinum Trusted Service Award  
★★★★★  
2021 feefo

## Book your free, property valuation.

- 24/7 Customer Service
- £0 Upfront Fees to Pay
- On average, 98% of asking price achieved

# Pygott Plus<sup>+</sup>

## YOUR PERSONAL PROPERTY JOURNEY

- + Register your buyer's criteria
- + Access online viewings
- + Access property documents
- + Available 24/7 wherever you are
- + Easy to activate, easy to use



Houses. Homes. Harmony.



**7a, Ashfield Road, Sleaford**  
is on the market with our Sleaford branch

---

19 Southgate, Sleaford NG34 7SU

01529 414333