



33 Falcon Way  
Sleaford, Lincolnshire, NG34 7UA

£175,000

## 2 Bedroom Semi-Detached House

- Freehold
- Immaculately & much improved
- 2 generous bedrooms & bathroom
- Re fitted kitchen diner & bathroom
- Gas central heating, UPVC double glazing
- Driveway to side
- Large south facing & private rear garden
- Popular cul de sac location
- Idea first time buyer or investment opportunity
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 33 Falcon Way, Sleaford, Lincolnshire, NG34 7UA](#)



## Overview

Immaculately presented and much improved two bedroom home enjoying a popular cul de sac location which would make an ideal opportunity for investment or first time buyer. Early viewing is highly recommended to fully appreciate. Features include re fitted kitchen and bathroom, gas fired central heating and uPVC double glazing.

The accommodation extends to some 648sqft and briefly comprises lounge, dining kitchen, two bedrooms and bathroom with P shape bath with mains shower over.

Outside a driveway provides off street parking and the gardens have also been improved being quite large, south facing and private.

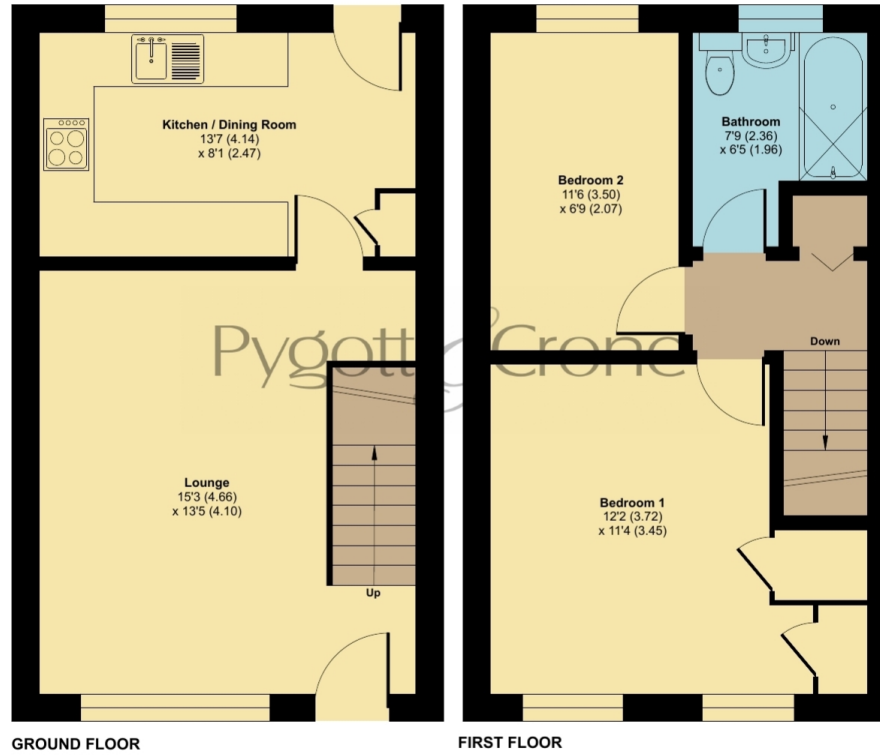




# Falcon Way, Sleaford, NG34

Approximate Area = 648 sq ft / 60.2 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). © ncthemcom 2026. Produced for Pygott & Crone. REF: 1411395



## Location



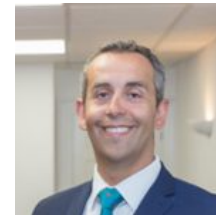
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Financial Services Director

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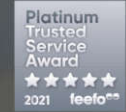
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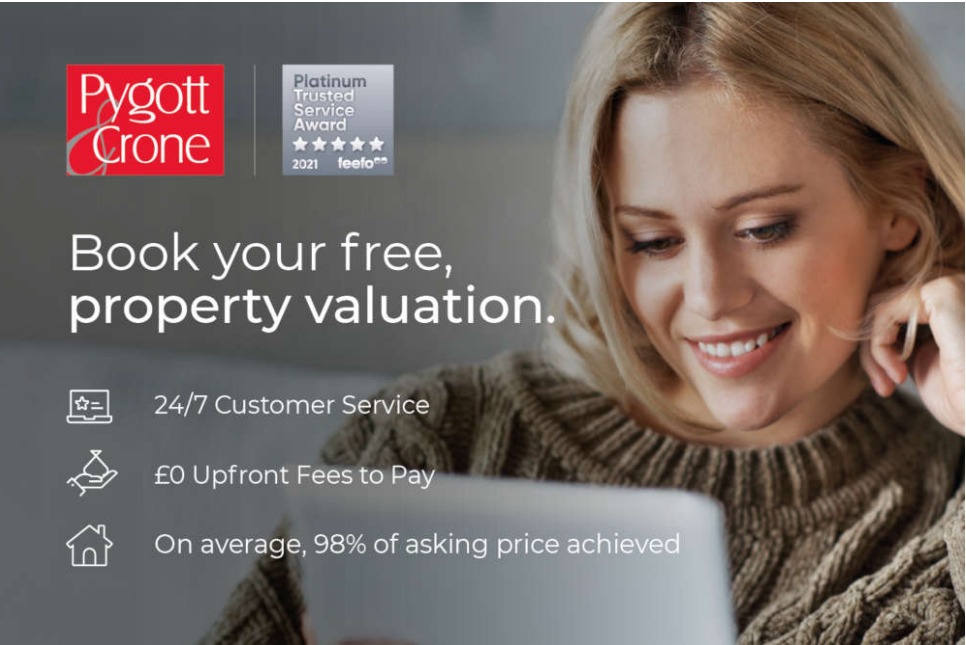






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is on the market with our Sleaford branch

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