



1 Singh Avenue
Sleaford, Lincolnshire, NG34 6AZ

£230,000

3 Bedroom Detached House

- Freehold
- Spacious kitchen/diner with upgraded quartz worktops
- Bright living room with under-stairs storage
- Ground floor cloakroom/WC
- Three bedrooms (two doubles, one single)
- Main bedroom with built-in wardrobes, en suite, and storage cupboard
- Modern family bathroom
- Extended patio in rear garden – perfect for entertaining
- Corner plot with afternoon and evening sun
- Driveway parking
- EPC Rating - B, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 1 Singh Avenue, Sleaford, Lincolnshire, NG34 6AZ](#)



Overview

A fantastic opportunity to acquire a nearly new, beautifully presented home located on Singh Avenue, part of the sought-after Pastures Grange development. This property is ideal for first-time buyers, young families, or downsizers seeking low-maintenance modern living. Set on a corner plot, the home boasts a larger-than-average, south facing rear garden, extended patio, and a versatile internal layout finished to a high standard.



The accommodation comprises a welcoming entrance hallway giving access to a ground floor WC. To the left is a spacious lounge with a useful under-stairs storage cupboard. To the right, a contemporary kitchen/diner features upgraded quartz worktops and provides ample space for dining, with patio doors opening onto the rear garden. Upstairs, there are three well-proportioned bedrooms. The main bedroom includes built-in wardrobes, an en suite shower room, and an additional storage cupboard. A further double bedroom and a good-sized single bedroom are served by a modern family bathroom.

The current owners have extended the original patio, creating a larger outdoor area ideal for both everyday use and entertaining. The garden benefits from a sunny aspect, receiving afternoon and evening sun.

The property combines modern design with practical features in a convenient location and is presented in ready-to-move-into condition.

AGENTS NOTE We are advised that there is an annual maintenance charge payable of £152

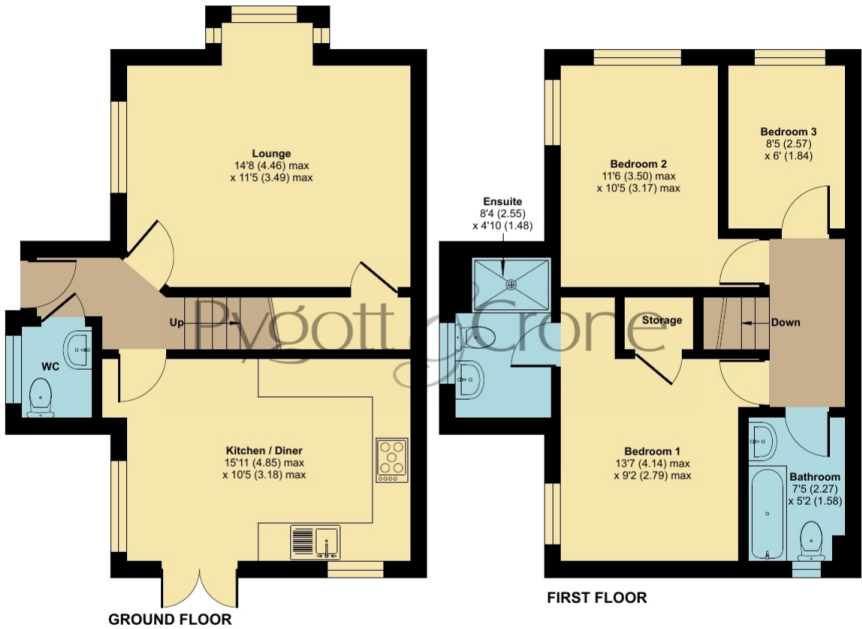




Singh Avenue, Sleaford, NG34

Approximate Area = 846 sq ft / 78.5 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 2025. Produced for Pygott & Crone. REF: 1335825



Location



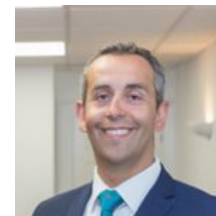
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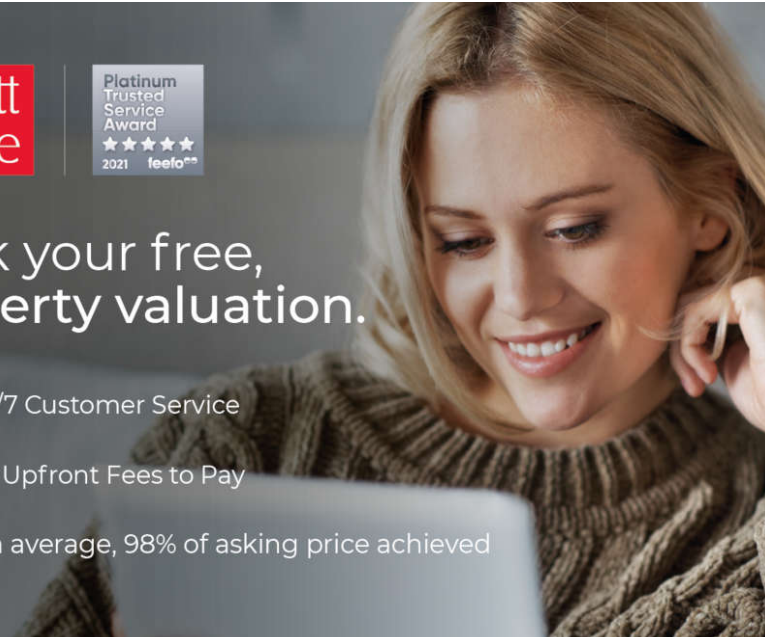







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