



6 Main Street
Scredington, Sleaford, Lincolnshire, NG34 0AE

Guide Price
£245,000

4 Bedroom Detached House

- Freehold
- Modern Method Of Auction - T & C's Apply, Reversion Fee Payable
- Characterful Georgian period detached home
- Former village shop & post office with Victorian shop window
- Versatile space with independent access – ideal for business use
- Spacious accommodation of approximately 1,600 sq ft
- Rear garden approx. 65ft x 39ft offering excellent outdoor space
- Long driveway providing parking for numerous vehicles
- Attached two-storey barn with significant development potential
- Generous plot in a popular village location
- Excellent scope to further improve, extend or reconfigure (STPP)
- EPC Rating - F, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 6 Main Street, Scredington, Sleaford, Lincolnshire, NG34 0AE](#)



Overview

Modern Method Of Auction - T & C's Apply.

An exciting and highly individual opportunity to acquire this substantial Georgian period detached home, steeped in history and character, located in the heart of the popular village of Screddington. Formerly the village shop and post office, the property offers versatile and spacious accommodation extending to approximately 1,600 sq ft, alongside exceptional potential for further improvement or development (subject to the necessary consents).

The home retains a wealth of original features, reflecting its Georgian origins, while also offering flexible living arrangements ideally suited to modern family life. Of particular note is the former shop area, complete with a restored Victorian shop window and its own independent access, making it ideal for those looking to run a business from home, create a studio, or provide additional living space.



The accommodation includes multiple reception rooms, a kitchen, utility and bathroom, along with four bedrooms arranged over two floors. A number of rooms offer flexibility of use, allowing buyers to adapt the layout to suit their needs.

Externally, the property sits on a generous plot with a rear garden measuring approximately 65ft by 39ft, providing excellent space for entertaining, gardening or further landscaping. A long driveway offers parking for numerous vehicles, adding to the practicality of the home.

To the rear, an attached two-storey barn presents significant scope for conversion or extension, offering immense potential for additional accommodation, workspace or income generation, subject to the relevant permissions.

This is a rare opportunity to acquire a character-filled home with commercial potential, generous outside space and development opportunity, all within a well-regarded village setting.





Main Street, Screddington, Sleaford, NG34

Approximate Area = 1618 sq ft / 150.3 sq m

Limited Use Area(s) = 181 sq ft / 16.8 sq m

Outbuilding = 445 sq ft / 41.3 sq m

Total = 2244 sq ft / 208.4 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). © nchecom 2025. Produced for Pygott & Crone. REF: 1389077



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 Hall



Location



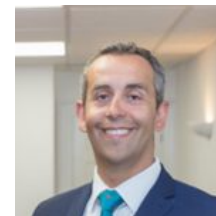
Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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⁺

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.



6 Main Street, Scredington
is on the market with our Sleaford branch

19 Southgate, Sleaford NG34 7SU

01529 414333