



6 Elmgarth
Sleaford, Lincolnshire, NG34 7FJ

Guide Price
£150,000

3 Bedroom Semi-Detached House

- Freehold
- For Sale by Auction – T & C's apply
- Buyers fees apply
- Ideal investment opportunity. No onward chain
- 3 bedrooms & bathroom
- lounge, dining & kitchen
- Garage, driveway & enclosed rear garden
- Gas central heating
- Requires some improvement
- EPC Rating -TBC, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 6 Elmgarth, Sleaford, Lincolnshire, NG34 7FJ](#)



Overview

Modern Method of Auction - T & Cs Apply

Ideal investment opportunity. A three bedroom family home in need of improvement and with possibility of current owner renting property back. Enjoying a cul de sac position in this popular residential area the property has gas fired central heating and an adjacent driveway and garage.

The accommodation includes hallway, lounge, dining area, kitchen, three bedrooms and bathroom.

To the rear is an enclosed garden and to the side a driveway and garage. The property is offered for sale with no onward chain.

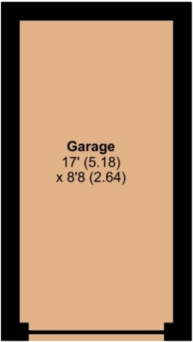




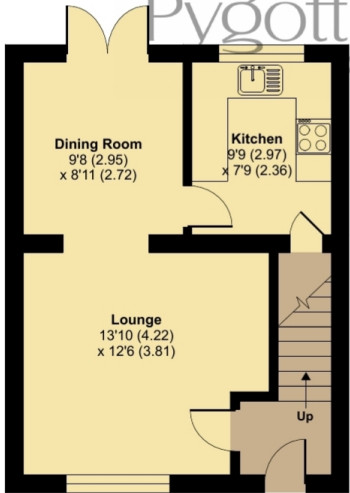
Elmgarth, Sleaford, NG3

Approximate Area = 823 sq ft / 76.4 sq m
Garage = 147 sq ft / 13.7 sq m
Total = 970 sq ft / 90.1 sq m

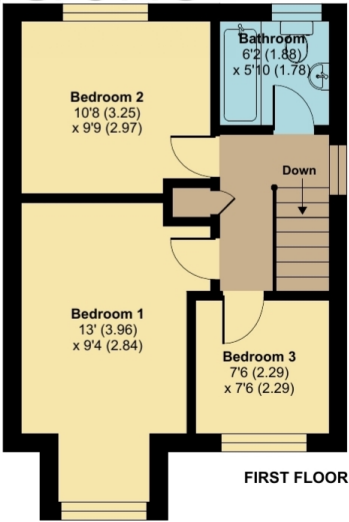
For identification only - Not to scale



Pygott & Crone



GROUND FLOOR



FIRST FLOOR

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: 1425429



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](#)



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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.

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6 Elmgarth, Sleaford

is on the market with our Sleaford branch

19 Southgate, Sleaford NG34 7SU

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