

Pygott & Crone

Cramond House, 4 Church Lane

North Rauceby, Sleaford, Lincolnshire, NG34 8QS

£450,000

4 Bedroom Detached House

- Freehold
- Exciting opportunity to modernise or re develop
- Substantial family home some 1,777sqft
- Indoor swimming pool building some 608sqft
- Large, delightful plot with immense potential
- Sought after village location
- Extensive driveway & 2 garages
- Gas central heating, uPVC double glazing
- No onward chain
- EPC Rating - E, Council Tax Band - E

Click here to access the Energy Performance Certificate for Cramond House, 4 Church Lane, North Rauceby, Sleaford, Lincolnshire, NG34 8QS





Overview

Exciting opportunity to modernise or re develop this substantial, individual family home enjoying a delightful plot in the sought after village of North Rauceby. The existing house offers some 1,777sqft of well proportioned accommodation in addition to which is an indoor swimming pool in it's own adjoining building, some 608sqtf, affording the potential to re commission or change the use of the space in to alternative uses for example a self contained annexe. In the agent's opinion viewing is essential to fully appreciate the potential on offer.

The existing accommodation includes entrance porch, hallway, WC, dual aspect lounge with sliding doors to the dining room, kitchen, and large utility room with personal door to the garage. To the first floor are four generous bedrooms with an en suite to the principal and family bathroom. The swimming pool building comprises; a pool with changing room and boiler room.

Outside the property is approached by an extensive driveway leading to the integral single garage with electric door together with second garage. The mature gardens surround the property to all sides and again offer potential to create a fabulous outdoor space.

The property is for sale with no onward chain.







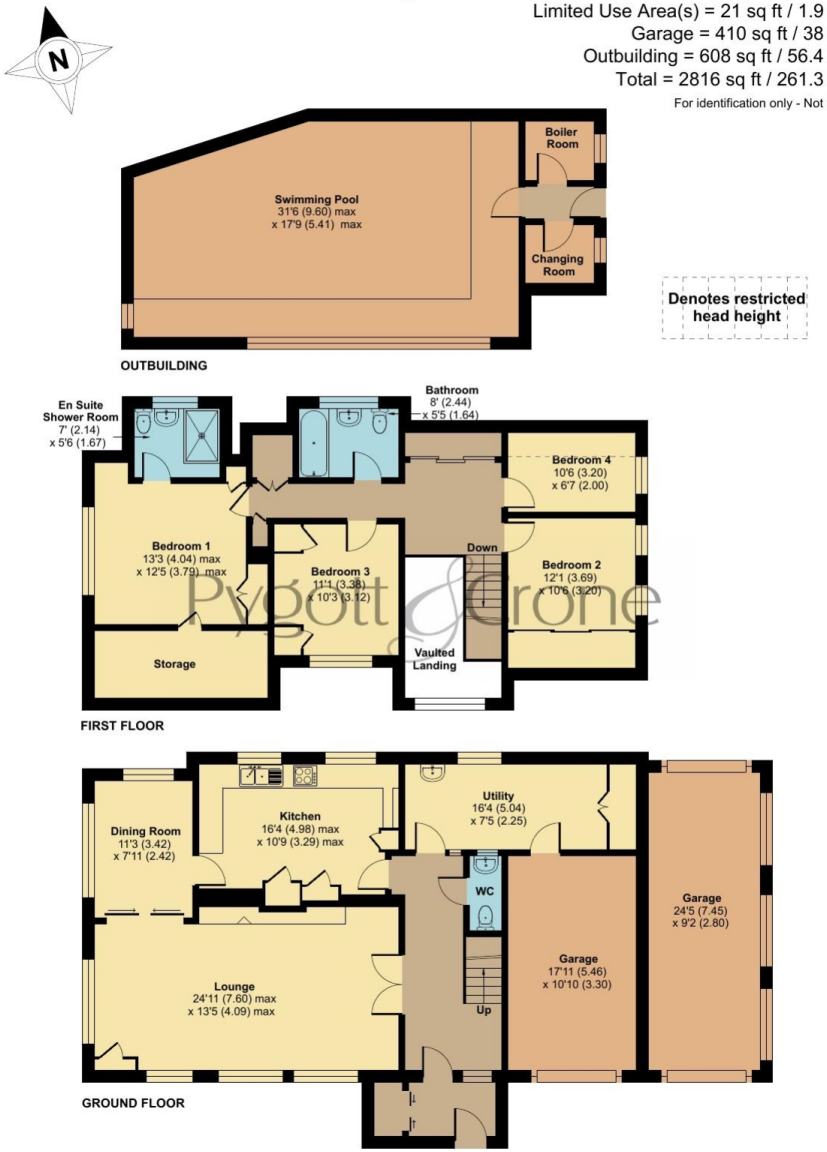






Church Lane, North Rauceby, Sleaford,NG34

Approximate Area = 1777 sq ft / 165 sq m (excludes void)
Limited Use Area(s) = 21 sq ft / 1.9 sq m
Garage = 410 sq ft / 38 sq m
Outbuilding = 608 sq ft / 56.4 sq m
Total = 2816 sq ft / 261.3 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). ©nichecom 2026. Produced for Pygott & Crone. REF: 1513034









Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

Mortgage Advice Bureau

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 Jlil
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.



































Houses. Homes. Harmony.

Pygott & Crone

Cramond House, 4 Church Lane, North Rauceby
is on the market with our Sleaford branch

---

19 Southgate, Sleaford NG34 7SU

01529 414333