



Pygott
& Crone

45 Eastgate
Sleaford, Lincolnshire, NG34 7DU

£189,950

3 Bedroom Town House

- Freehold
- Grade 2 listed period town house
- Spacious accom approx 1441 sqft
- 3 generous double bedrooms
- Requires updating but immense potential
- Delightful location overlooking meadowland to front
- Convenient for town centre & riverside walks
- Brick garage & workshop
- No onward chain
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 45 Eastgate, Sleaford, Lincolnshire, NG34 7DU](#)



Overview

Fantastic opportunity to acquire a Grade 2 listed period town house convenient for the town centre but benefitting from views over a grass meadow to the front and only a short distance from the River Slea ideal for walking and enjoying the nearby countryside. Although in need of updating it offers the potential to create a spacious, character family home currently extending to approx 1441 sqft and having gas fired central heating. Unusually for its location it does also have off street parking / garage to the rear.

The current accommodation comprises hallway, cloakroom, lounge, dining kitchen, conservatory, large first floor landing serving three generous double bedrooms and a large family bathroom with both bath and walk in shower.

Outside to the rear is a delightful enclosed garden including lawn with flower and shrub borders. There is also a large brick garage and workshop accessed off Duke Street by a shared driveway. The property is offered for sale with no onward chain and viewing is recommended to fully appreciate the opportunity.

Agents Note:- The sale is subject to a Grant of Representation (Probate) which is to be applied for but has not been granted.







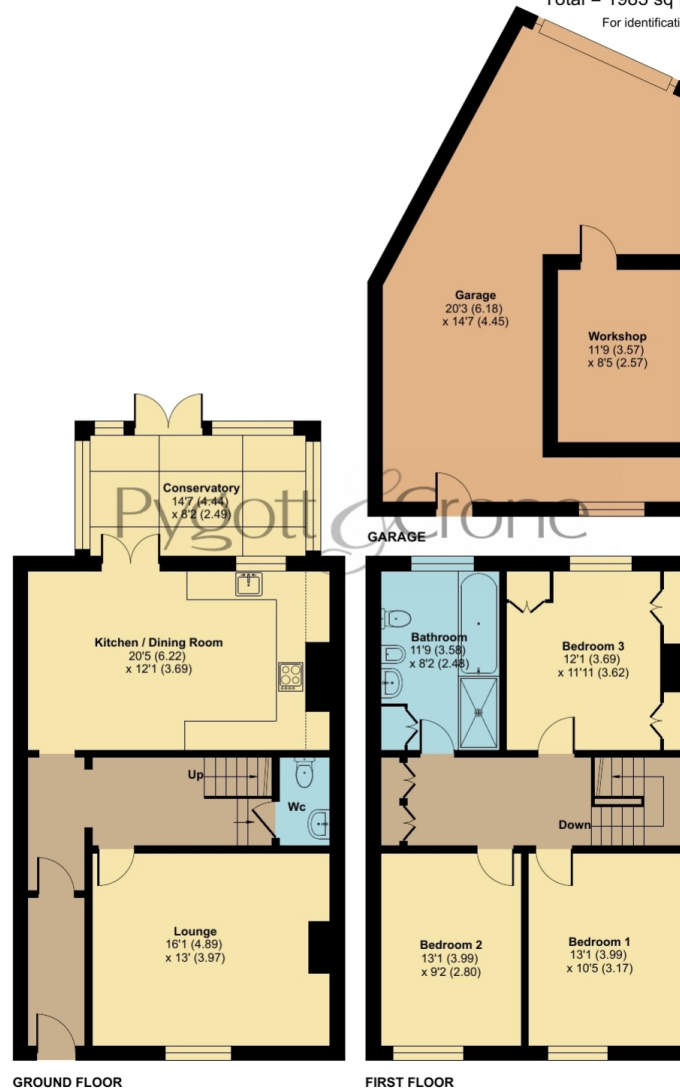
Eastgate, Sleaford, NG34

Approximate Area = 1441 sq ft / 133.8 sq m

Garage = 542 sq ft / 50.3 sq m

Total = 1983 sq ft / 184.1 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). © nrichcom 2026. Produced for Pygott & Crone. REF: 1458808



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