



West Grange, Howell  
Sleaford, Lincolnshire, NG34 9PT

£750,000

## 5 Bedroom Semi-Detached Bungalow

- Freehold
- Exceptional barn conversion extending to approx. 2,959sqft
- Set within approximately 1.4 acres (sts) including paddocks
- Beautiful blend of period character and modern finishes
- Stunning living room with vaulted ceilings & new Oak flooring
- Upgraded kitchen with large island, storage & breakfast bar
- Five double bedrooms including luxurious principal suite
- Modern, high specification en suite bathroom to Bedroom 1
- Extensive gated courtyard with property access also to rear and end paddock
- Oversized double garage, newly modernized with 2 independently operated electric roller garage doors
- EPC Rating D, Council Tax Band - E

[Click here to access the Energy Performance Certificate for West Grange, Howell, Sleaford, Lincolnshire, NG34 9PT](#)



## Overview

West Grange is an exceptional and substantial barn conversion occupying a peaceful rural setting within the hamlet of Howell, extending to approximately 2,959sqft and standing within around 1.4 acres (sts) of landscaped gardens and paddocks. Beautifully presented throughout, the property combines an impressive sense of space with an attractive blend of character features and contemporary finishes.

The accommodation is both spacious and versatile, centred around a magnificent living room with vaulted ceilings and exposed timbers, complemented by a separate dining room and a superb farmhouse-style kitchen/breakfast room. Since purchasing the property, the current owners have carried out a number of high-quality upgrades including the addition of a substantial kitchen island incorporating further storage and a breakfast bar, creating an ideal space for family living and entertaining. The lounge has also been enhanced with stylish Oak flooring, adding warmth and character to the principal reception space.



The bedroom accommodation is equally impressive, comprising a principal suite with dressing room and a luxury en suite shower room, together with four further double bedrooms, family bathroom and additional shower room. The layout offers excellent flexibility for family occupation or multi-generational living.

Externally, the property is approached via an extensive gated courtyard providing ample parking and access to the oversized double garage. The beautifully landscaped gardens combine lawned areas, feature patios, raised planting beds and gravelled seating areas, beyond which are two interlinked paddocks creating a wonderful semi-rural environment.

A rare opportunity to acquire a substantial and upgraded barn conversion in an attractive rural setting, offering both character and modern convenience in equal measure.

AGENTS NOTE The property also benefits from: ACE security system, CCTV and extensive external lighting to front & to rear. We are advised there is a public footpath crossing the end of the property at the point farthest away from the dwelling itself.







## West Grange, Howell, Sleaford, NG34

Approximate Area = 2959 sq ft / 274.9 sq m

Garage = 554 sq ft / 51.4 sq m

Total = 3513 sq ft / 326.3 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). © nchecom 2026. Produced for Pygott & Crone. REF: 1464136



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**West Grange, Howell, Sleaford**  
is on the market with our Sleaford branch

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19 Southgate, Sleaford NG34 7SU

01529 414333