



41 Falcon Way
Sleaford, Lincolnshire, NG34 7UA

Guide Price
£190,000

3 Bedroom Semi-Detached House

- Freehold
- 3 Bedrooms
- Semi Detached Home
- Highly Sought After Area
- Off Road Parking & Garage
- Kitchen/Diner & Lounge
- Beautifully Landscaped South Facing Garden
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 41 Falcon Way, Sleaford, Lincolnshire, NG34 7UA](#)



Overview

Guide Price £190,000 - £200,000

Situated within a popular and well-established residential area of Sleaford, this well-presented three-bedroom semi-detached home offers spacious accommodation, a private maintenance free rear garden, single garage and off-road parking, making it an ideal purchase for first-time buyers, growing families or investors.



The accommodation comprises an entrance hall leading into a bright and welcoming living room, providing an excellent space for relaxation and entertaining. To the rear, the property benefits from a well-appointed kitchen/dining area with ample storage and direct access to the rear garden. To the first floor are three well-proportioned bedrooms, including two generous doubles and a versatile third bedroom which could also be utilised as a home office or nursery. A family bathroom completes the accommodation.

Externally, the property enjoys a fully enclosed rear garden, ideal for families and outdoor entertaining. To the side of the property is a single garage together with off-road parking, providing excellent practicality and storage.

Falcon Way is conveniently located for local amenities, schools, supermarkets and transport links, with Sleaford town centre and railway station within easy reach.





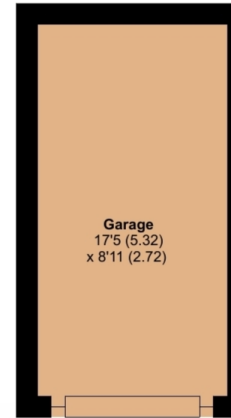
Falcon Way, Sleaford, NG34

Approximate Area = 750 sq ft / 69.6 sq m

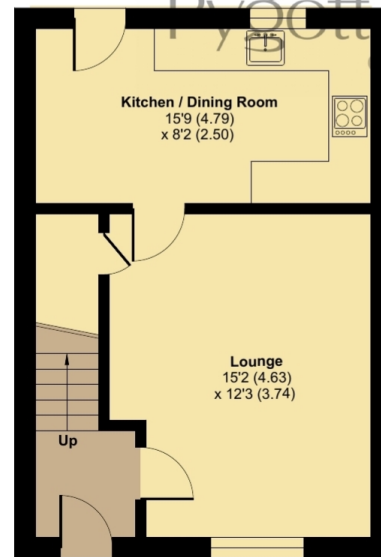
Garage = 156 sq ft / 14.4 sq m

Total = 906 sq ft / 84.1 sq m

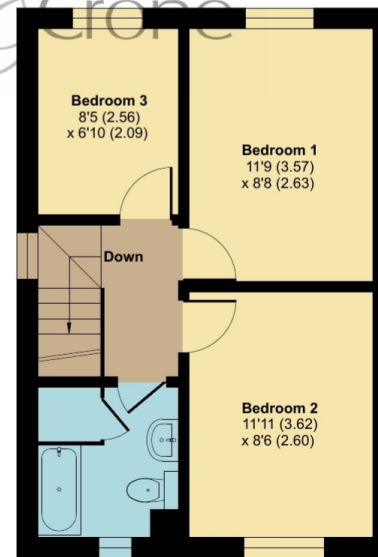
For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR

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: 1483686



Location



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41 Falcon Way, Sleaford
is on the market with our Sleaford branch

19 Southgate, Sleaford NG34 7SU

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