

**CHURCH LANE,  
KIRKBY-LA-THORPE, NG34 9NU**



**£440,000**

*Located within this ever popular village setting and within grounds or approximately One Third of an Acre, a much improved and extended Four Bedroom Detached property with Garage and Ample Parking. The property is convenient for the school and has been tastefully extended to provide modern living accommodation, mixed with the original character property and there are views to the rear over the majority of the gardens which are particularly private and sheltered. The house is Double Glazed and benefits from Oil Central Heating to the accommodation including Entrance Hall, Living Room with views over the garden, Utility Room, 20' Kitchen with built-in appliances, Rear Lobby, New Ground Floor Shower Room, Study, 26'6 x 12' Lounge Diner, Ground Floor Bedroom, Three First Floor Bedrooms and Bathroom. Outside there is a drive which approaches the Attached Garage, with a further area to the side which provides access to the Rear Garden with a Brick Built Store. This is a rare opportunity to purchase a character property with a modern, well designed extension which would suit a large family, hence viewing is highly recommended.*

**Location:**

*Kirkby La Thorpe is a popular village with amenities including school and Public House. The village is close to Sleaford which has amenities to cater for most day to day needs including schools. Doctor's surgery, swimming pool and leisure centre and rail connection to surrounding areas including Grantham with an Intercity connection to London Kings Cross.*

**Directions:**

*From our office, follow the one way system past the Market Place turning right into Carre Street and bearing left into Boston Road. Continue to Kirkby La Thorpe and proceed over the A17 bridge and turn right into Church Lane. The property is located on the left hand side as indicated by our 'For Sale' board.*

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*An entrance door provides access to the **Hall** having loft access, radiator and two wall light points.*



**Living Room: 4.50m (14'9") x 4.01m (13'2") max**

*Having exposed brick work to one wall, feature column radiator, full height window overlooking the garden and four wall light points.*



**Utility Room: 2.34m (7'8") x 1.52m (5'0")**

*Having base units, worktop, inset sink with monobloc tap, tiled splashbacks, chrome towel radiator and plumbing for washing machine.*



**Kitchen: 6.15m (20'2") x 2.03m (6'8")**

Being re-fitted and having a range of wall and base units, worktop, enamel inset sink with monobloc tap, tiled splashbacks, integrated dishwasher, full height fridge and freezer, cooker hood, space for Range cooker and column radiator.



**Lobby:**

Having door to rear garden and radiator.

**Ground Floor Shower Room:**

Having separate double shower cubicle with mains fed shower, airing cupboard hand washbasin, low level w.c, column radiator with heated towel feature and tiled splashbacks.



**Study 2.92m (9'7") x 2.16m (7'1")**

Having radiator and providing access to the Inner Hall having understairs cupboard.



**Lounge Diner: 8.08m (26'6") x 3.66m (12'0")**

Having wood burner set within brick fireplace, eight wall light points, French doors and radiator.



**Bedroom 4: 2.84m (9'4") x 2.18m (7'2")**

Stairs from the Inner Hall provide access to the **First Floor Landing**.

**Bedroom 1: 4.19m (13'9") x 3.76m (12'4")**

Having radiator, built-in cupboard, wall light point and loft access.



**Bedroom 2: 3.76m (12'4") x 3.71m (12'2")**

Having radiator.



**Bedroom 3: 2.90m (9'6") x 2.34m (7'8")**

Having radiator.



**Bathroom:**

Having separate shower cubicle with electric shower unit, bath with Victorian style mixer tap and shower attachment, low level w.c, vanity hand washbasin with mixer tap and chrome towel radiator.

**Outside:**

The property has double opening five bar gates providing access to the gravelled parking area to the front of the and there is a further gravelled and bordered area to the front with a block paved drive approaching the **Garage 5.38m (17'8") x 2.54m (8'4")** having double opening doors, side door and power points. The main garden is to the rear of the property and has an extensive lawn, large patio area adjacent to the property with a further lowered patio with dwarf wall adjacent to the living room, fruit trees, borders, part built fish pond and a light fitting and power point are located to the front of the property. There is a **Brick Built Store 7.01m (23'0") x 3.66m (12'0")** with double door.



**Rear Garden**



**Further Garden Photo**

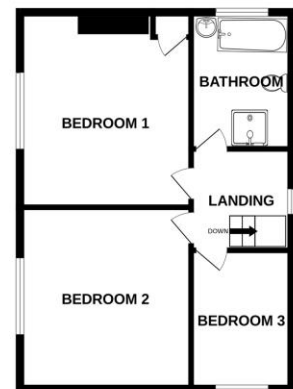
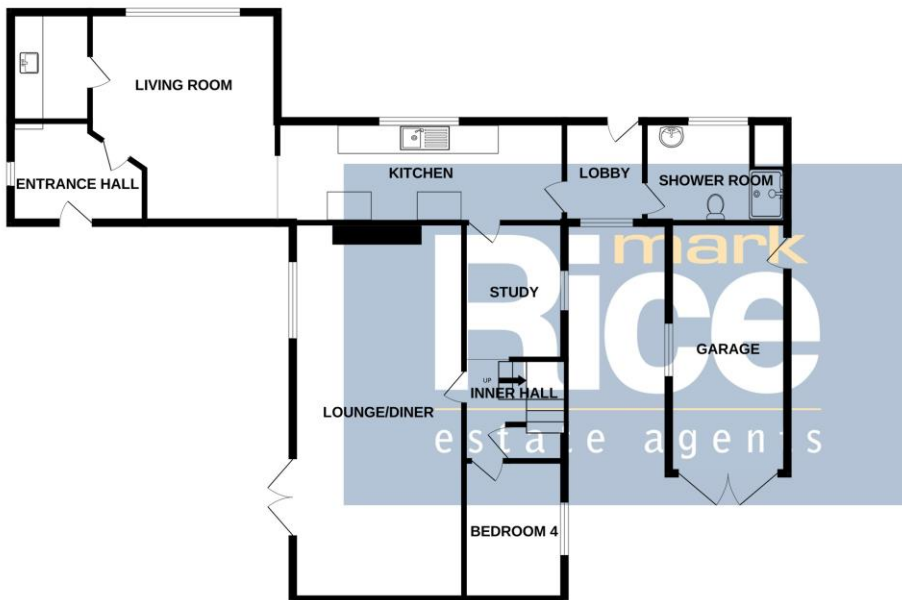


**Garage**

**Council Tax Band C.**

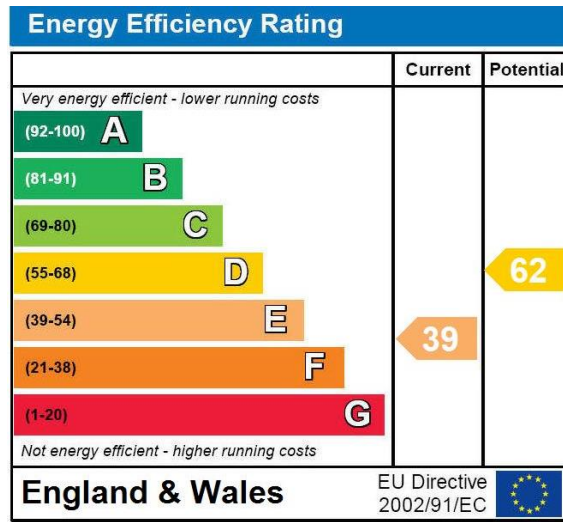
GROUND FLOOR  
1176 sq.ft. (109.3 sq.m.) approx.

1ST FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1675 sq.ft. (155.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Agents Note:**

*These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

**Fixtures & Fittings:**

*Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

**Money Laundering Regulations 2003:**

*We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

Reference 10/01/2024

Viewing Strictly by Appointment With Mark Rice Estate Agents  
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