

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



£315,000

Located in this non estate setting and within good sized and particularly private gardens, an individually designed Four Bedroom Detached House. The property is Double Glazed and has Gas Central Heating to the full accommodation comprising Entrance Porch, Reception Hall, Lounge, Dining Room open plan to the Kitchen, Conservatory, Rear Entrance Lobby/Utility, Ground Floor Cloakroom, Four Good Sized Bedrooms with En-Suite to the master bedroom and Family Bathroom. The property has an Integral Garage and Ample Parking to the front and the rear garden is well screened.

Location:

Kirkby La Thorpe is approximately two miles from Sleaford which has amenities to cater for most day to day needs. Within the village is a pub with restaurant and there is easy access to the A17.

Directions:

Travelling from our office, follow the one way system past the Market Place turning right into Carre Street and bear left into Boston Road. Continue out of the town and upon entering Kirkby La Thorpe, take the next turning on the left before bearing right where the property can be found on the right hand side as indicated by our 'For Sale' board.

An entrance door provides access to the Porch with further door providing access to the Reception Hall having radiator.

Lounge: 5.69m (18'8") x 3.58m (11'9") narrowing to 3.40m (11'2")
Having multi fuel burner with brick surround, fireplace, exposed brick walling, windows to both elevations and radiator.

French doors from the **Reception Hall** provide access to the:

Dining Room: 2.95m (9'8") x 2.59m (8'6")
Having exposed brick wall feature and double radiator.

French doors provide access to the:

Conservatory: 2.95m (9'8") x 2.74m (9'0") max
Having French doors to the garden and tiled floor.

Kitchen: 3.12m (10'3") x 2.57m (8'5")
Having wall and base units with worktop over, tiled splashbacks, space for Range, cooker hood, 1½ bowl single drainer inset sink with monobloc tap and space for fridge freezer.

Rear Entrance Lobby/Utility: 2.06m (6'9") x 1.75m (5'9")
Having plumbing for washing machine, wall mounted boiler, extractor fan, double glazed door and further door to the Garage.

Cloakroom:

Having low level w.c, hand washbasin and tiled splashbacks.

Stairs from the Reception Hall provide access to the **First Floor Landing** having loft access.

Bedroom 1: 6.25m (20'6") x 3.12m (10'3")
Having radiator.

En-Suite:

Having low level w.c, hand washbasin, tiled splashbacks, separate shower cubicle with electric shower unit and radiator.

Bedroom 2: 3.56m (11'8") x 3.17m (10'5")
Having radiator.



Lounge



Dining Room



Conservatory



Kitchen



Bedroom 1

Bedroom 3: 4.75m (15'7") x 1.98m (6'6")

Having radiator.

Bedroom 4: 2.62m (8'7") x 2.36m (7'9")

Having radiator.

Bathroom:

Having large corner bath with side taps, low level w.c, pedestal hand washbasin, double radiator, tiled splashbacks, airing cupboard and shaver point.

Outside:

*To the front of the property is a partially shared drive which approaches a large, gravelled drive providing more than **Ample Parking**. This in turn approaches the **Integral Garage 5.33m (17'6") x 3.15m (10'4")** having door to the **Rear Entrance Lobby/Utility**, light and power points and up and over door. The **Rear Garden** is laid mostly to lawn with a patio adjacent to the house.*

Council Tax Band D.



TOTAL FLOOR AREA: 1477 sq.ft. (137.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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En-Suite



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



Rear Garden

Agent's 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 28/07/2024

Viewing Strictly by Appointment With Mark Rice Estate Agents
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