

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



£550,000

An Immaculate and Extended Four Bedroom Detached Bungalow located in the quiet village of Kirkby La Thorpe with a 26'7 Living Kitchen and a Fully Enclosed and Private West Facing Rear Garden. The property has been completely renovated and extended to now provide a light and spacious home which further benefits from Oil Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, Cloakroom, Living Room, 26'7 Living Kitchen, Utility Room, Four Double Bedrooms with En-Suite to the guest bedroom, and Family Bathroom. Outside to the front, a gravelled drive provides Ample Off Road Parking with a separate Timber Constructed Carport, whilst the rear garden is particularly private as it is not overlooked. To fully appreciate the superb condition of this wonderful home together with its tranquil setting, early 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 bear left into Boston Road. Proceed out of town and over the bridge and turn right into Church Lane where the property is located on the left hand side.

An imposing entrance door provides access to the **Entrance Hall** having two wall light points and tall radiator.

Cloakroom:

Having close coupled w.c, vanity hand wash basin with mixer tap, two wall light points and radiator.

**Living Room: 5.26m (17'3") x 5.13m (16'10")**

Having vaulted ceiling, ceiling downlighters, three tall radiators, Cat 6 land connection and large sliding patio doors to the rear garden.

**Living Kitchen: 8.10m (26'7") x 5.13m (16'10")**

Having a range of matching wall and base Shaker style units with worktop over, single drainer inset sink with mixer tap, single integrated eye level electric oven, inset four ring induction hob with cooker hood over, integrated dishwasher, space for American fridge freezer, pan drawers, island with power and breakfast bar, three Velux windows, ceiling downlighters, smoke alarm, two tall radiators and large sliding patio doors to the rear garden.



Utility Room: 2.49m (8'2") x 2.34m (7'8")

Having matching wall and base units with worktop over, single drainer inset sink with mixer tap, floor mounted Worcester Bosch oil central heating boiler, space and plumbing for washing machine, space for tumble drier, space for under counter fridge and radiator.



This opens to the:

Inner Hall:

Having double glazed UPVC side entrance door, loft access with ladder, radiator and store cupboard.

Bedroom 1: 4.52m (14'10") x 3.30m (10'10")

Having decorative panelling to one wall and radiator.



Bedroom 2: 4.65m (15'3") x 3.28m (10'9") Max

Having radiator.



En-Suite: 2.08m (6'10") x 1.37m (4'6")

Having close coupled w.c, vanity hand washbasin with mixer tap, double width shower cubicle with mains fed rainfall effect shower, ceiling downlighters, extractor fan, shaver point and chrome towel radiator.



Bedroom 3: 4.52m (14'10") x 3.30m (10'10") max

Having radiator.



Bedroom 4: 4.19m (13'9") x 3.58m (11'9")

Having radiator.



Bathroom: 2.97m (9'9") x 2.62m (8'7") max

Having concealed cistern w.c, vanity hand washbasin with mixer tap, bath with mixer tap, separate double width shower cubicle with mains fed rainfall effect shower, tiled splashbacks and radiator.



Outside:

A substantial drive to the front is laid to gravel to provide **Off Road Parking** for a number of vehicles including space for a caravan and a **Separate Carport 4.93m (16'2") x 4.70m (15'5")**. A gravelled path leads to the front entrance door with external lighting, and the remainder of the front garden is laid to lawn and is partly enclosed by mature hedging. A timber gate provides access to the **West Facing Rear Garden** which is fully enclosed by a combination of timber fencing and mature hedging, and has a large lawn area, gravelled seating area, well stocked borders, external lighting and a cold water tap is fitted. There is a separate **Brick Built Store 5.64m (18'6") x 2.26m (7'5")**.





Parking



Carport



Front Garden



Further Aspect

Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
1726 sq.ft. (160.3 sq.m.) approx.



TOTAL FLOOR AREA : 1726 sq.ft. (160.3 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 08/04/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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