



Church Lane, Kirkby-la-Thorpe SLEAFORD NG34 9NU

welcome to

Church Lane, Kirkby-la-Thorpe SLEAFORD

Substantial gardens & extensive off road parking are on offer at this detached family home in the village of Kirkby la Thorpe. The property boasts a cast iron wood burner to the lounge, ensuite to the master bedroom & single garage.



Entrance Hall

Being approached via the partly glazed front aspect door, having stairs rising to the first floor and radiator and front aspect double glazed window.

Lounge

18' 9" x 11' 6" (5.71m x 3.51m)

The lounge has a multi fuel cast iron log burner with brick surround, exposed brick walling, radiator, carpeted flooring and double glazed windows to both front and rear aspect.

Dining Room

9' 9" x 8' 7" (2.97m x 2.62m)

The dining room has exposed brick walling, radiator and rear aspect double glazed patio doors leading to the conservatory.

Conservatory

Being double glazed with double doors to the rear garden.

Kitchen

10' 4" x 8' 7" (3.15m x 2.62m)

The kitchen is fitted with a range of base and wall mounted units with work surfacing over, a Range style cooker, one and a half bowl stainless steel sink, tiled walls, power points and rear aspect double glazed window.

Utility Room

7' 6" x 5' 11" (2.29m x 1.80m)

The utility room has plumbing for washing machine, wall mounted boiler, extractor fan, side aspect double glazed window and door.

WC

Fitted with a wash hand basin, WC, partly tiled walls and extractor fan.

First Floor Landing

Having access to loft space and large double glazed obscure window to the front aspect.

Bedroom One

10' 4" max x 20' 8" max (3.15m max x 6.30m max)

The master bedroom has exposed ceiling beams, radiator, carpeted flooring and front and side aspect double glazed windows.

Ensuite

Fitted with a shower cubicle with electric shower and tiled walls. There is a wash hand basin with vanity surround, WC, radiator and rear aspect double glazed window.

Bedroom Two

15' 8" x 6' 8" (4.78m x 2.03m)

The second bedroom has a radiator, laminated flooring and rear aspect double glazed window.

Bedroom Three

11' 9" x 10' 6" (3.58m x 3.20m)

Having a radiator, laminated flooring and front aspect double glazed window.

Bedroom Four

8' 8" x 7' 11" (2.64m x 2.41m)

The fourth bedroom has a radiator, carpeted flooring and rear aspect double glazed window with field views.

Bathroom

fitted with WC, wash hand basin, corner bath with tiled splash back, radiator, airing cupboard and double glazed window to rear aspect,

Outside Front

To the front of the property there is a gravelled driveway providing off road parking for multiple vehicles and leading to the single garage with decorative borders and hedging.

Rear Garden

The rear garden is fully enclosed with hedging and fencing and is laid mainly to lawn. There is a patio area, decorative borders and multi timber sheds.



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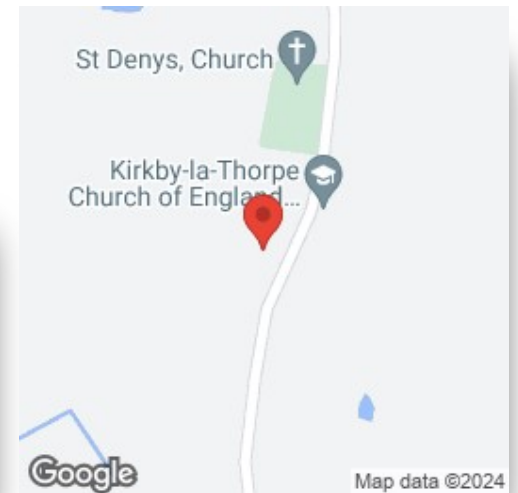
welcome to

Church Lane, Kirkby-la-Thorpe SLEAFORD

- Well Desired Village Location
- Generously Sized Rear Garden
- Ample Off Road Parking & Single Garage
- Ensuite to Master Bedroom
- Downstairs WC & Utility Room

Tenure: Freehold EPC Rating: D

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SNH111384 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01529 303040



Sleaford@williamhbrown.co.uk



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



williamhbrown.co.uk