



Vacherie Lane, North Kyme
£340,000



4



1



2

Freehold



Key Features

- Large Detached House
- Four Double Bedrooms
- Well Presented Throughout
- Generous Sized Plot
- Large Rear Garden and Ample Parking
- Village Location
- EPC rating TBC





This Four Double Bedroom Detached property sits on a large plot in the village of North Kyme, with large rooms and being **IMMACULATELY PRESENTED** throughout - a viewing is highly recommended to fully appreciate. Internally the property comprises; Entrance Hall, Lounge Diner, Kitchen, Study/Office, Conservatory, Cloakroom, Four Double Bedrooms and Family Bathroom. Externally the Property is well maintained, offering excellent parking space to rear with a detached double garage, leading through to a separate large rear garden laid to lawn with hedge surround.

Entrance Hall

With feature wooden flooring, glazed Entrance door, stairs leading to 1st floor, window to side aspect and radiator.

Lounge Diner

3.65m x 8.35m (12'0" x 27'5")

Large open room with feature fire place, bay window to front aspect, further window to front aspect, TV point and radiators.

Kitchen

3.57m x 3.89m (11'8" x 12'10")

Well Presented kitchen with opening to conservatory, having a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated oven with four ring electric burner and extractor hood over, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, window to side aspect and radiator.

Study

3.57m x 4.15m (11'8" x 13'7")

With laminate flooring, french doors to conservatory and radiator.

Conservatory

3.27m x 8.6m (10'8" x 28'2")

Being part brick and uPVC build, large room with access from the kitchen and study overlooking the rear garden, with French doors and single glazed door to rear, tiled flooring and radiators.

WC

With hand wash basin, low level wc, water softener unit and window to side aspect.

Landing

With stairs taken from Entrance Hall, access to loft space, window to side aspect and radiator.

Bedroom One

3.73m x 4.09m (12'2" x 13'5")

With window to front aspect and radiator.

Bedroom Two

3.72m x 4.1m (12'2" x 13'6")

With window to front aspect and radiator.

Bedroom Three

3.61m x 3.9m (11'10" x 12'10")

With window to rear aspect and radiator.

Bedroom Four

3.61m x 4.15m (11'10" x 13'7")

With window to rear aspect and radiator.

Family Bathroom

Four piece bathroom with corner mains fed shower, panelled bath, hand wash basin with storage units under, low level wc, fully tiled, window to side aspect and radiator.





Double Garage

Concrete sectional double garage with two up and over garage doors, windows to side, electric and lighting.

Outside

On a plot of approx 0.33 acres (sts), the front of the property is well maintained being mainly laid to lawn with decorative shrubbery and trees, timber picket fence and timber panel surround with driveway to rear.

The rear garden is over two sections, the first offering large space for parking with access to the detached double garage, large patio area from the conservatory leading to lawn and timber pergola. The 2nd section is mainly laid to lawn with borders and trees with a hedge surround.



Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Financial Services

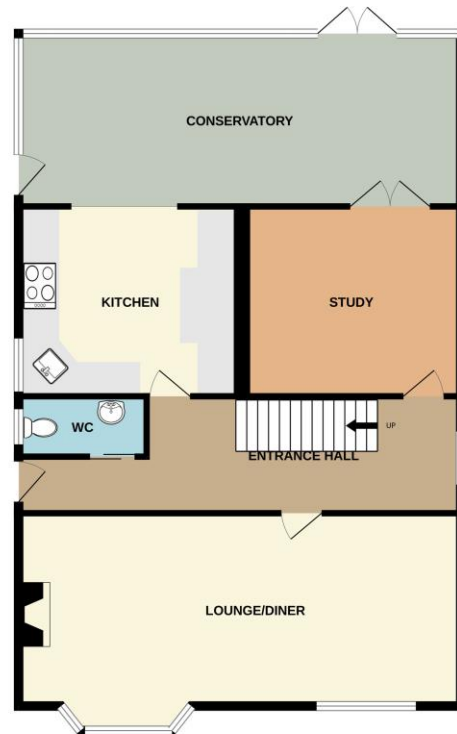
As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.



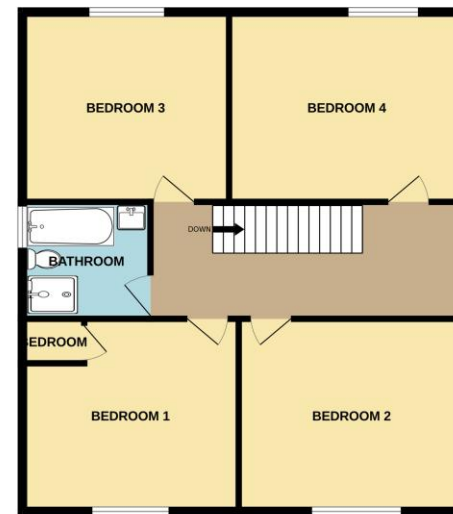


Floorplan

GROUND FLOOR
1145 sq.ft. (106.4 sq.m.) approx.



1ST FLOOR
848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA : 1994 sq.ft. (185.2 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.
Made with Metropix ©2025



Newton Fallowell Sleaford

01529 309 209
sleaford@newtonfallowell.co.uk