NEWTON FALLOWELL



Mount Lane, Kirkby-La-Thorpe
£450,000

3 2 2



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Key Features

- Three Bed Barn Conversion
- 1.43 Acres Of Land (STS)
- Numerous Outbuildings
- Double Garage
- 19'1 x 19'1 Open Living Area
- Quiet Village Location
- EPC rating D
- Freehold















NO CHAIN A spacious and fully renovated Three Bedroom Detached Barn Conversion located down a 'No Through Road' and only a couple of miles from Sleaford, offering grounds measuring 1.43 acres (subject to survey), spacious accommodation measuring approx 1,1356 sqm, Ample Off Road Parking and Garages & Stables. The property offers a superb family home ready for someone to move straight into and has full accommodation comprising 19'1 x 19'1 Open Living Area with Kitchen, Utility Room, Snug, Mezzanine/Office Area, Three Spacious Bedrooms with En-Suite to the master bedroom and Family Bathroom.

Outside, within the grounds is a Detached Double Garage with Fully Enclosed Gardens. and across the driveway (shared by only one other property), is a further Parking Area, Three Stables, Tack Room, Further Private Garden and Two Paddocks offering the potential for a livery small holding. This property is in a tranquil position yet convenient for Sleaford town and its amenities making it a superb retreat and viewing is highly recommended to appreciate everything this property has to offer.

Open Living Area 5.82m x 5.82m (19'1" x 19'1")

Utility Room 3.2m x 2.26m (10'6" x 7'5")

Snug 4.95m x 3.2m (16'2" x 10'6")

Bedroom One 3.91m x 3.1m (12'10" x 10'2")

En-Suite 1.88m x 1.75m (6'2" x 5'8")

Bedroom Two 5.82m x 2.95m (19'1" x 9'8")

Bedroom Three 3.23m x 3.2m (10'7" x 10'6")

Mazanine / Office 3.25m x 2.54m (10'8" x 8'4")

Bathroom 2.13m x 1.68m (7'0" x 5'6")

Outside

There is a large, gravelled driveway providing Parking for a number of vehicles providing access to the Three Stables: Stable 1 - 3.58m (11'9") x 3.56m (11'8"), Stable 2: 3.53m (11'7") x 3.45m (11'4") and Stable 3: 3.58m (11'9") x 3.53m (11'7"), and Tack Room: 2.36m (7'9") x 2.59m (8'6") all with power and lighting.

There is a large timber shed and a fully enclosed area housing a container unit and two five bar timber gates which lead to a Second Garden Area which is laid to lawn with a Greenhouse and Fruit Cages, all enclosed by hedging and timber fencing.

Agents Note

These are draft particulars awaiting vendor approval.

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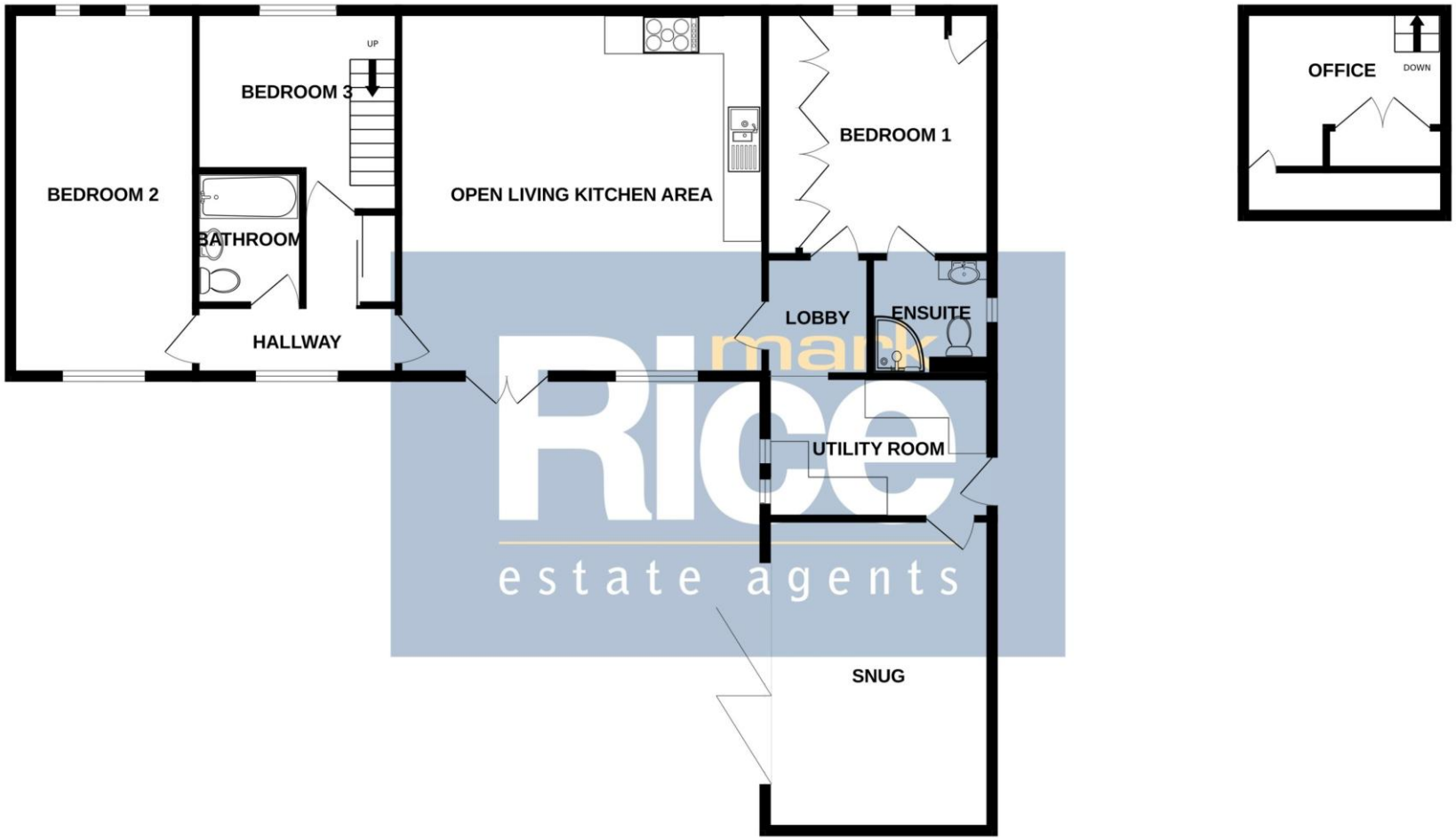






GROUND FLOOR
1253 sq.ft. (116.4 sq.m.) approx.

1ST FLOOR
113 sq.ft. (10.5 sq.m.) approx.



mark Rice estate agents

TOTAL FLOOR AREA : 1366 sq.ft. (126.9 sq.m.) approx.

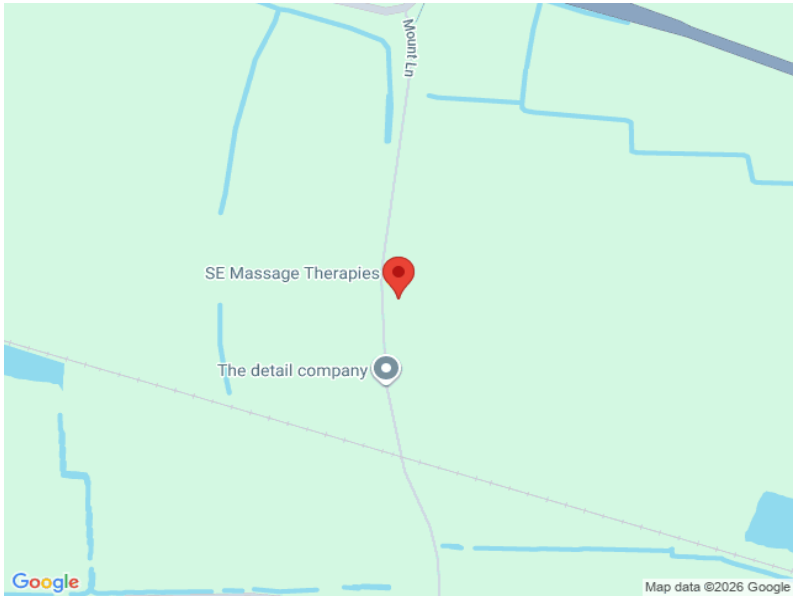
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.



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