



La-Fitou Mount Lane, Kirkby-La-Thorpe Sleaford NG34 9NR

welcome to

La-Fitou Mount Lane, Kirkby-La-Thorpe Sleaford

Beautifully presented detached house on a total plot of 2.1 acres (STS) with a large stable/workshop area, alongside two separate paddock areas. The property itself has been recently renovated and offers spacious accommodation throughout that has been finished to a very high standard!



Entrance Hall

Having Karndean flooring, radiator and understairs cupboard.

Lounge

16' 11" max x 11' 8" (5.16m max x 3.56m)

Featuring a wood burner, Karndean flooring, TV point, window and bi-fold doors to the rear garden.

Kitchen

16' 11" max x 19' 6" max (5.16m max x 5.94m max)

Fitted with a range of wall and base units with quartz work surfacing over, single drainer sink, Richmond delux oven, dishwasher, space for fridge freezer, wine cooler, vertical radiator, Karndean flooring and three windows.

Utility

10' 1" x 5' 1" (3.07m x 1.55m)

Having base units, single drainer sink and window.

Study / Bedroom Four

11' 9" x 11' (3.58m x 3.35m)

There is a radiator and window.

Cloakroom

Fitted with a wash hand basin, WC, heated towel rail and extractor.

First Floor Landing

Having two windows and radiator.

Bedroom One

11' 9" x 10' 10" (3.58m x 3.30m)

There is a TV point, radiator and window.

Dressing Room

Having a radiator and window.

Ensuite

8' 8" x 5' 8" (2.64m x 1.73m)

Fitted with a shower cubicle, wash hand basin with storage below, WC, heated towel rail and window.

Bedroom Two

19' 11" x 8' 9" (6.07m x 2.67m)

Having a TV point, radiator and window.

Bedroom Three

16' 7" x 7' 9" (5.05m x 2.36m)

There is a radiator and window.

Bathroom

11' 9" x 8' 9" (3.58m x 2.67m)

Fitted with a suite comprising of a freestanding bath, double shower cubicle, wash hand basin with storage below, WC, radiator and window.

Outside Front

To the front of the property there is a driveway providing parking for three or four vehicles and gated access to the side.

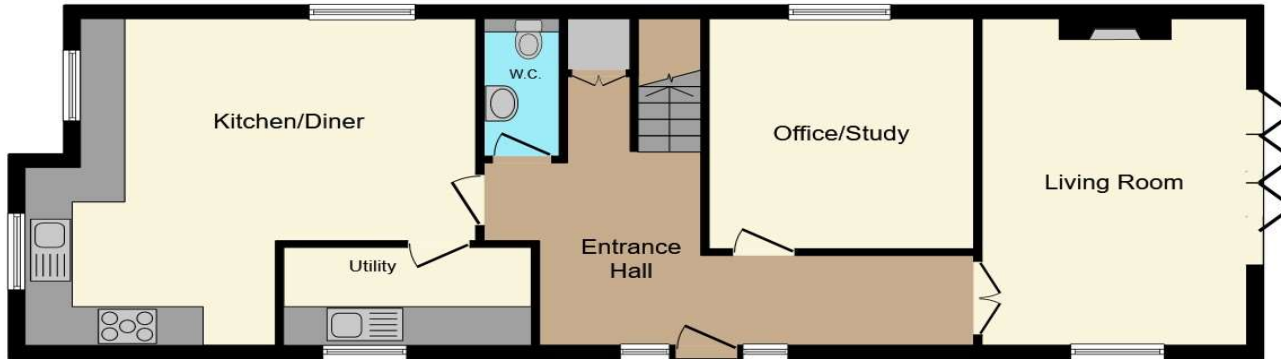
Rear Garden

The rear garden is approximately 2.1 acres (STS), which includes two paddock areas. workshop with security alarm, two stables, hay barn and chicken coop.



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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

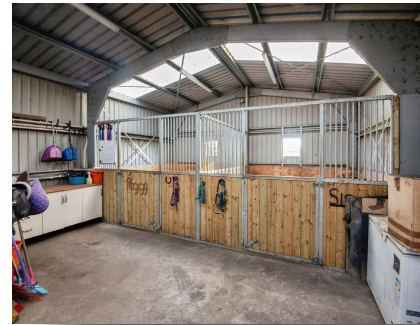
welcome to

La-Fitou Mount Lane, Kirkby-La-Thorpe Sleaford

- Renovated throughout to high standard
- Total plot size of 2.1 acres STS
- Double bedrooms throughout with ensuite and dresser to master
- Workshop area with two stables
- Driveway for multiple vehicles

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SNH112617 - 0006

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