NEWTONFALLOWELL



Church Lane, Kirkby-La-Thorpe
£539,000

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Key Features

- Extended Four Bed Detached Bungalow
- Immaculate Throughout
- Popular Village Location
- 8.10m x 5.13m Living Kitchen
- Cloakroom & Utility Room
- En-Suite to Guest Room
- EPC rating D















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.

Living Room
5.26m x 5.13m (17'4" x 16'10")

Kitchen/Diner
8.1m x 5.13m (26'7" x 16'10")

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

Bedroom One
4.52m x 3.3m (14'10" x 10'10")

Bedroom Two
4.65m x 3.28m (15'4" x 10'10")

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

Bedroom Three
4.52m x 3.3m (14'10" x 10'10")

Bedroom Four
4.19m x 3.58m (13'8" x 11'8")

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

Car Port
4.93m x 4.7m (16'2" x 15'5")

Outbuilding
5.64m x 2.26m (18'6" x 7'5")









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

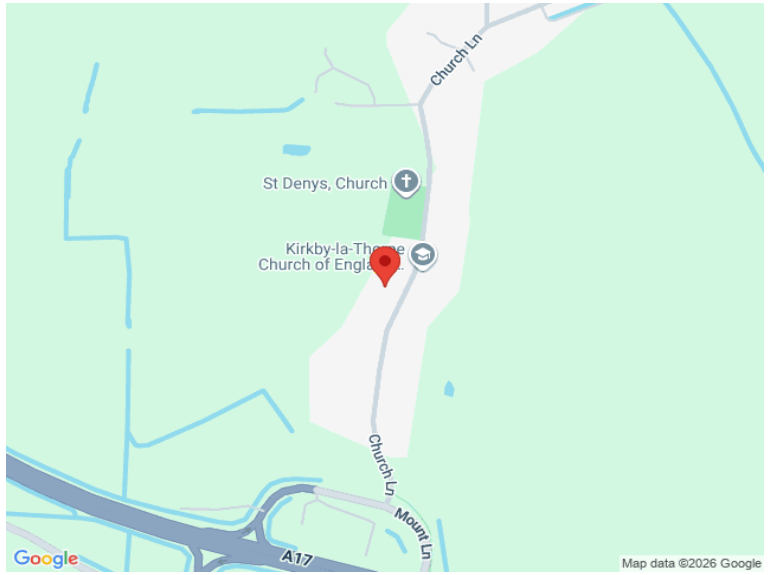
GROUND FLOOR
1726 sq.ft. (160.3 sq.m.) approx.



mark Rice estate agents

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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