

***MOUNT LANE
KIRKBY LA THORPE, NG34 9NR***



£450,000

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. 1,356 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 lively 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.

Directions:

Travelling from our office, head South and follow the one way system past the Market Place and turn right into Carre Street. Filter left into Boston Road and proceed out of the town into Kirkby La Thorpe, Turn right at the top of the bridge into Mount Lane and the property is located down a shared drive on the left hand side, as indicated by our 'For Sale' board.

French doors provide access to the:

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

Lounge Area:

Having multi fuel burner, one wall light point and ceiling fan.

**Kitchen Area:**

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer composite sink with mixer tap, space for Range cooker, space for fridge freezer, under counter downlighters, built-in dishwasher and two Velux windows.

**Lobby:**

Having smoke alarm, loft access and electric radiator.

Utility Room: 3.20m (10'6") x 2.26m (7'5")

Having matching wall and base units with worktop over, space and plumbing for washing machine, stable style side entrance door.



Snug: 4.95m (16'3") x 3.20m (10'6")

Having bi-fold doors to garden area and electric radiator.



Bedroom 1: 3.91m (12'10") x 3.10m (10'2")

Having full length built-in wardrobe, further store cupboard, air conditioning unit and two Velux windows.



En-Suite: 1.88m (6'2") x 1.75m (5'9")

Having close coupled w.c, vanity hand washbasin with mixer tap, corner shower cubicle with electric shower, tiled splashbacks, electric towel radiator and extractor fan.



Inner Hall:

Providing access to bedrooms 2 & 3 and bathroom, having airing cupboard and smoke alarm.

Bedroom 2: 5.82m (19'1") x 2.95m (9'8")

Having air conditioning unit, two wall light points and electric radiator.



Bedroom 3: 3.23m (10'7") x 3.20m (10'6") max

Having air conditioning unit, wall light point, electric radiator and stairs providing access to the Mezzanine/Office.



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

Having store cupboard and access to the eaves.

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

Being part tiled and having close coupled w.c, pedestal hand washbasin with mixer tap, panelled bath with pillar taps and mains fed shower over with shower screen, electric towel radiator and extractor fan.



Outside:

*A shared gravelled drive (shared with one other property) provides access to the premises with two five bar timber gates providing access to the main grounds which are laid to lawn and gravelled. There is a further gravelled path leading to the **Detached Double Garage 5.94m (19'6") x 5.84m (19'2")** having double opening doors, power points and lighting. To the rear of the property there is a further **Store Area, Log Store** and **Kennel**. The entirety of this area of the property is enclosed by timber fencing.*

Separate Land Area:

*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.*



Garden Area



Parking Area



Stables



Land Area

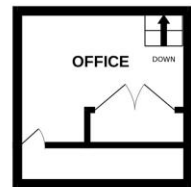
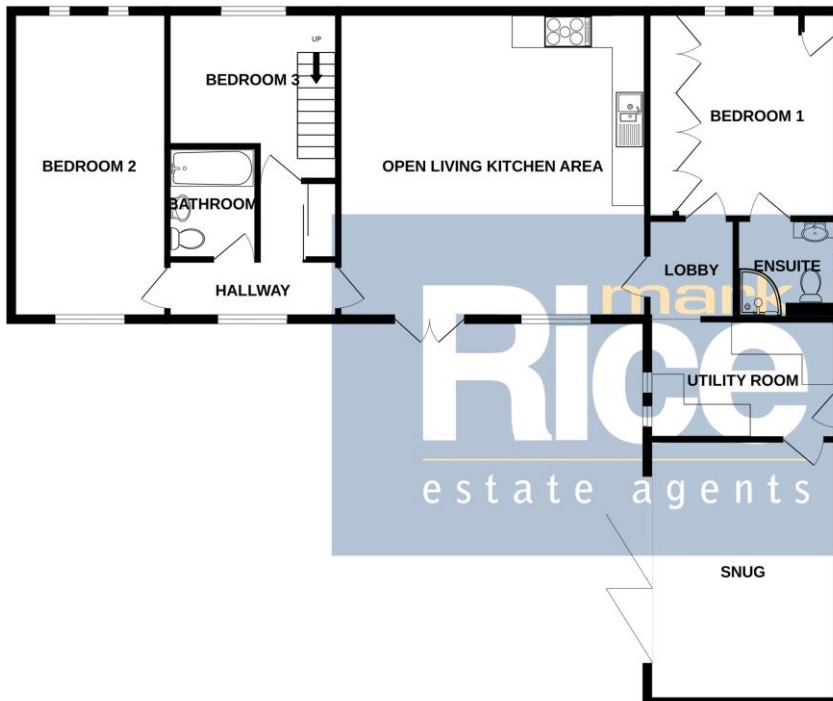


Aerial View

Council Tax Band C

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

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



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.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.

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Agents Note:

These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings:

Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

*Money Laundering
Regulations 2003:*

We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

Reference 28/07/2026

Viewing Strictly by Appointment With Mark Rice Estate Agents
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