

Church Lane
Kirkby La Thorpe



MOUNT & MINSTER



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Enjoying an enviable position at the end of a peaceful cul-de-sac in one of the area's most sought-after villages, this impressive detached home offers the perfect blend of modern living and idyllic surroundings. Boasting a private and tranquil setting, yet just a short drive from the excellent amenities of Sleaford, this exceptional residence combines village charm with everyday convenience.

- 4 bedroom family residence

- Popular village location
- Secluded well established garden
- Large garage with private gated driveway
 - Ample off road parking
 - Four bedrooms
 - Three reception rooms
- Kitchen diner and separate utility
- Family bathroom and en-suite



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DESCRIPTION

Nestled at the end of a small, tranquil cul-de-sac within this highly sought-after village, this modern detached residence enjoys a peaceful and secluded setting while remaining within easy reach of Sleaford and its excellent amenities. The well-appointed accommodation comprises an entrance hall, spacious lounge, kitchen/dining room leading through to a conservatory, utility room, four bedrooms, an en-suite to the principal bedroom, and a contemporary family bathroom. Outside, the property benefits from an established, secluded garden, a gated driveway providing parking for several vehicles, and a large garage.

OUTSIDE

The property is approached via a private gravel driveway, providing ample off-road parking and access to a detached single garage with power and lighting.

To the rear, the beautifully landscaped and established garden offers a tranquil, secluded setting, being predominantly laid to lawn with mature planted beds and trees, creating the perfect space for outdoor dining, entertaining, or simply relaxing whilst enjoying this charming residence's peaceful surroundings.

LOCATION

Kirkby la Thorpe is a charming Lincolnshire village located around two miles south of Sleaford. Surrounded by attractive countryside, it offers a peaceful setting with a welcoming community, local village shop, post office, and a well-regarded primary school.

The village is home to the historic Grade I listed St. Denys Church, a beautiful 12th-century landmark that reflects the area's rich heritage and remains an important part of village life.

A strong community spirit is at the heart of Kirkby la Thorpe, with residents enjoying a variety of annual events including a summer fete, Christmas market, and village show, making it an appealing place to live for families and those seeking a traditional village lifestyle.





SCHOOLS

Kirkby la Thorpe is served by the well-regarded Kirkby la Thorpe C of E Primary Academy, rated 'Good' by Ofsted. Excellent secondary education is available nearby in Sleaford, including Kesteven and Sleaford High School, St George's Academy, and Carre's Grammar School, all rated 'Good' by Ofsted. Additional primary schools can also be found in the neighbouring villages of Helpringham and Heckington.

SERVICES

The dwelling is centrally heated throughout and is connected to mains water, gas and electricity. Private drainage is also connected.

ENERGY PERFORMANCE

Rating: C

COUNCIL TAX

Band: D

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

VIEWING

Strictly by prior arrangement with the Agents (01476 851400).

ADDITIONAL INFORMATION

For further details, please contact Mount & Minster, Grantham:
T: 01476 851400
@: info@mountandminster.co.uk

BUYER IDENTITY CHECKS

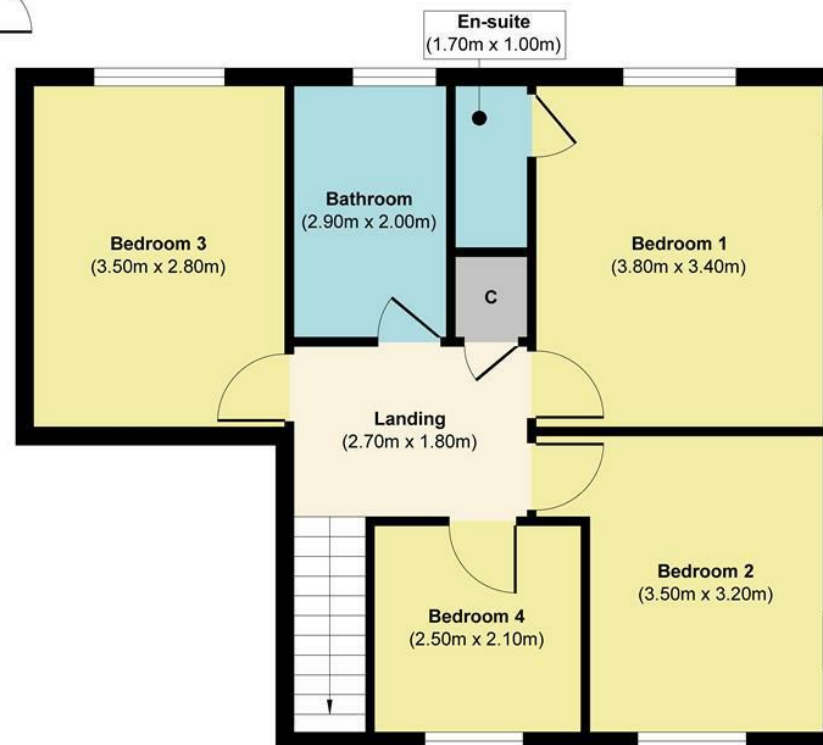
Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.







Ground Floor
Approximate Floor Area
(76.77 sq. m)



First Floor
Approximate Floor Area
(53.50 sq. m)

Approx. Gross Internal Floor Area 130.27 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

