BELVOIR!

Belvoir Sales and Lettings- Sleaford
71 Northgate, Sleaford, Lincolnshire, NG34 7BS

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

Asking Price £225,000 Freehold

Nestled in the charming village of Kirkby-La-Thorpe, Sleaford, this delightful four bedroom semi-detached house on Mount Lane offers a wonderful opportunity for families and individuals alike. Spanning an impressive 1,119 square feet, the property boasts three spacious reception rooms, providing ample space for relaxation and entertainment.

The home features four double bedrooms, ensuring comfort for all family members. The single bathroom is conveniently located on the ground floor with separate WC, LPG Gas Central Heating with radiators to all rooms and UPVC double glazing proving an EPC rating of: D

One of the standout features of this property is its extensive gardens, which not only provide a perfect outdoor retreat but also offer stunning views over open fields, creating a serene and picturesque setting. The gardens are ideal for gardening enthusiasts or for those who simply wish to enjoy the beauty of nature right at their doorstep.

For those with vehicles, the property includes parking for several cars, along with a garage, ensuring convenience and security. Additionally, the absence of a chain means a smoother transition for potential buyers, allowing for a quicker move-in process.

Situated within Council Tax Band A, this home presents an attractive option for those looking to settle in a peaceful yet accessible location. With its blend of space, comfort, and beautiful surroundings, this property is not to be missed.

Location Location Location

Kirkby La Thorpe is located just off the Sleaford A17 bypass or can be accessed at the end of Boston Rd from Sleaford being 6 min drive, the village has an award winning pub/restaurant called the Queens Head and Mount Lane itself is a dead end road so is very quiet.

Accommodation

The property is entered either through a UPVC upper glazed front or side door.

Hall

Window to side elevation, stairs to 1st floor landing, door to dining room and lounge, carpeted flooring and white painted balustrade.

Living Room
17'8" x 12'11"

Window to front elevation and patio doors to rear garden, fireplace with modern electric fire, carpeted flooring and pendant lighting.

Dining Room
10'0" x 8'11"

Window to front elevation, carpeted flooring, three wall lights and a built in corner drawer unit.

Kitchen
11'4" x 12'5"

Window to side elevation, tiled flooring, range of wall and base units, freestanding electric cooker, strip light on ceiling, wall mounted LPG gas boiler with 4 large Calor gas tanks chained outside, one and half bowl stainless steel sink with mixer tap, plumbing for washing machine, space for a large fridge freezer and laminate worktops.

Rear Lobby

Window to side elevation, space for boot/shoe racks and coats hooks.

WC
2'11" x 4'4"

Located off the rear lobby, having close coupled toilet and corner sink, extractor fan, tiled flooring and half height wall tiling.

Bathroom
5'6" x 9'10"

Two windows to rear elevation with frosted glass, paneled bath with electric shower over, tiled walls extending to over sink unit having storage shelves underneath and a tiled floor.

Landing
6'3" x 3'2"
Having carpeted flooring

Bedroom 1
9'1" x 16'9"

Two windows to rear elevation, recess for a double wardrobe, carpeted flooring and pendant lighting.

Bedroom 2
13'2" x 9'6"

Window to front elevation, carpeted flooring and pendant lighting

Bedroom 3
12'7" x 8'11"

Window to side elevation, carpeted flooring and pendant lighting

Bedroom 4
7'9" x 12'11"

Window to front elevation, carpeted flooring and pendant lighting

Garage and Driveway

Has a concrete driveway for several vehicles, half way down are wrought iron gates with then further driveway leading to single garage which has an up and over door.

Outside

The front has a hedge to the pathway providing some privacy from pedestrians, with a secondary hedge in front of the front door.
The rear garden is laid mainly to lawn with perimeter shrubs, trees and plants, decking from the lounge patio doors, a shed with window accessible from the driveway end, a 6 foot tall fence and gate provides access to rear garden which has raised pond and flower bed, an Avery and summerhouse and two patio areas.

Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of 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 are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

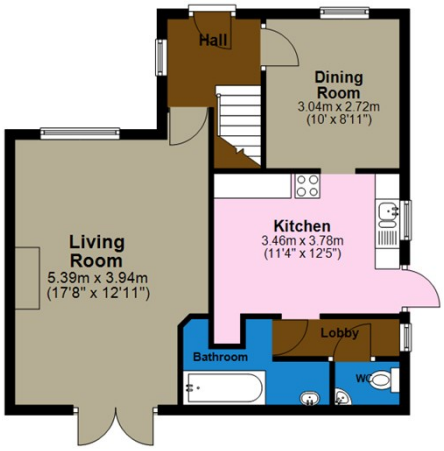
View Over Fields

Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. 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. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

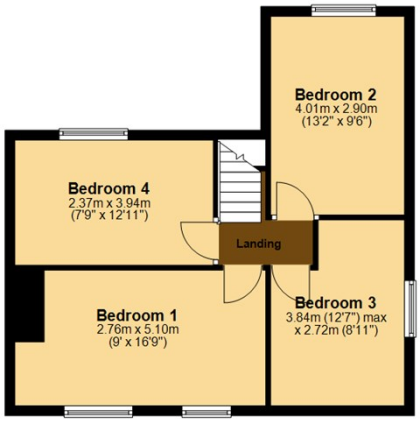
Ground Floor

Approx. 53.8 sq. metres (579.0 sq. feet)



First Floor

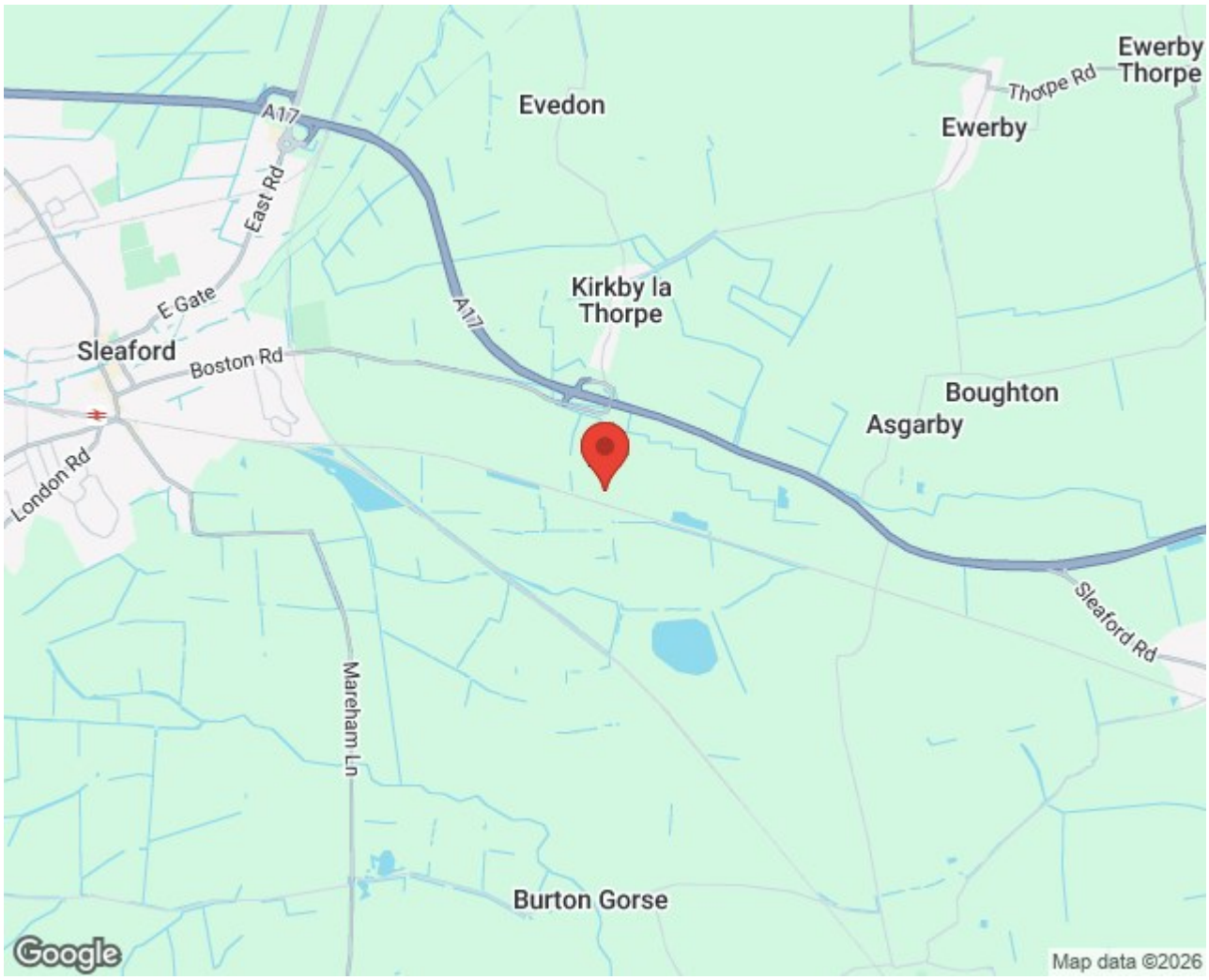
Approx. 50.1 sq. metres (538.8 sq. feet)



Total area: approx. 103.8 sq. metres (1117.8 sq. feet)

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture

Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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