

***CHURCH LANE,
KIRKBY LA THORPE, NG34 9NU***



£299,950

Set within gardens of approximately One Third of an Acre and with the advantage of No Chain, an individual Three Bedroom Detached Bungalow which has undergone recent works to totally renovate the property to provide accommodation to match today's modern living standards. Located in one of the area's most popular villages, the bungalow's main aspect is to the West with private and sheltered rear gardens. Benefits include Double Glazing and a newly installed Electric Wet Heating System to the full accommodation comprising Entrance Porch and Reception Hall, 15'3 x 10'11 Dining Kitchen, Lounge, Three Double Bedrooms and totally Re-Fitted Bathroom with double shower. A drive approaches the open fronted Double Garage/Shelter and within the grounds is an 18'6 x 7'5 Store which could have a number of uses. This is an ideal opportunity for the purchaser looking to live in a character property which is ready to move into, hence viewing is highly recommended.

Location:

Kirkby La Thorpe is a popular village with amenities including school and Public House. The village is close to Sleaford which has amenities to cater for most day to day needs including schools. Doctor's surgery, swimming pool and leisure centre and rail connection to surrounding areas including Grantham with an Intercity connection to London Kings Cross.

Directions:

From our offices follow the one way system past the Market Place turning right into Carre Street and filter left into Boston Road. Continue out of the town and upon reaching Kirkby La Thorpe continue over the bridge over the A17 and turn right into Church Lane. The property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed door provides access to the Porch which in turn leads to the **Reception Hall** having loft access, built-in cupboard and radiator.

Lounge: 4.22m (13'10") x 3.63m (11'11") extending to 4.57m (15'0") into bay window

Having radiator and patio doors.

Dining Kitchen: 4.65m (15'3") x 3.33m (10'11") max

Being newly installed and comprising wall and base units, worktop, electric hob, eye level double oven, cooker hood, tiled splashbacks, inset sink with monobloc tap, plumbing for automatic washing machine, ceiling down lighters, two further ceiling lights.

Bedroom 1: 4.55m (14'11") x 3.33m (10'11")

Having radiator and two windows.

Bedroom 2: 4.27m (14'0") x 3.33m (10'11") narrowing to 2.59m (8'6")

Having radiator and two windows.

Bedroom 3: 3.61m (11'10") x 2.36m (7'9")

Having radiator and two windows.

Bathroom:

Having separate walk-in shower with mains fed unit, hand washbasin with mixer tap, low level w.c, bath with side taps, tiled splashbacks, under floor heating and tiled floor.

Outside:

The property is located in gardens of approximately a Third of an Acre and a drive provides **Parking** for two vehicles and approaches the open fronted **Garage/Shelter 4.93m (16'2") x 4.70m (15'5")**. The gardens are laid mostly to lawn with borders, pond, a **Sectional Concrete Store** with a hedge enclosed yard area to the front and Two Further Stores. Located in the gardens is an **Office/Workshop 5.64m (18'6") x 2.26m (7'5")** which could have a number of uses.



Reception Hall



Lounge



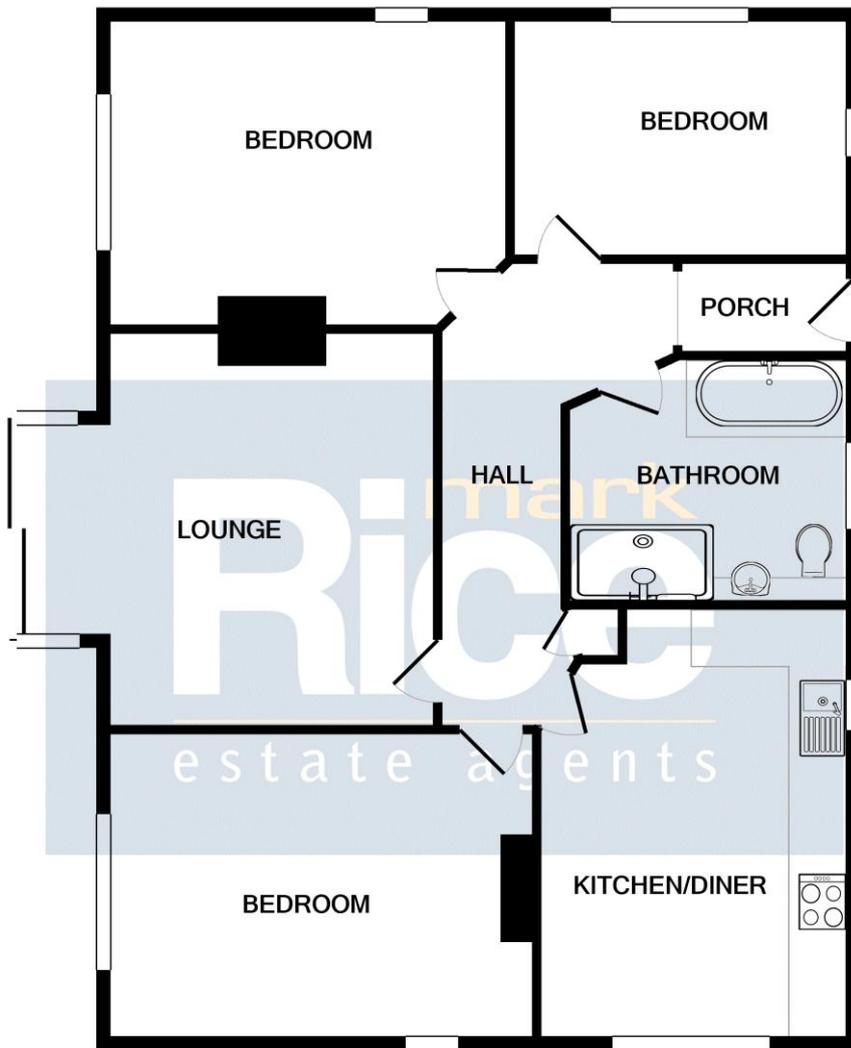
Dining Kitchen



Further Aspect



Bedroom 1



TOTAL APPROX. FLOOR AREA 932 SQ.FT. (86.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Bedroom 2



Bedroom 3



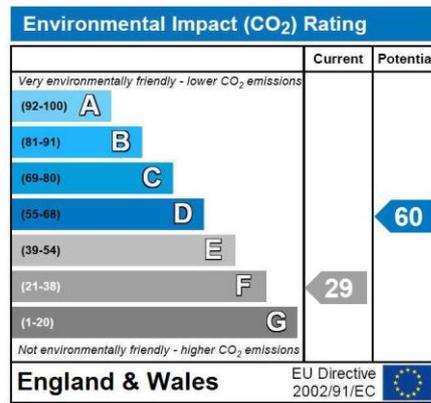
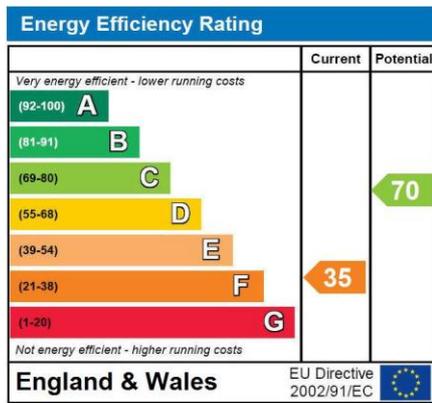
Bathroom



Rear Garden



Garage/Shelter



Agents Note 1: Under the Estate Agents Act we disclose that this property is owned by a relative of a director of Mark Rice Estate Agents Limited.

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 15/7/2020

Viewing Strictly by Appointment With Mark Rice Estate Agents
 Telephone 01529 414488
 A virtual tour is available to view online at www.markrice.co.uk