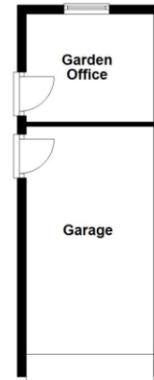




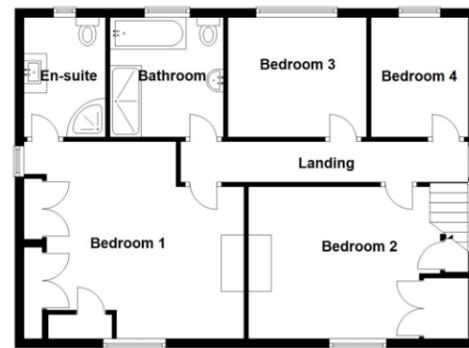
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**  
Approx. 113.7 sq. metres (1223.7 sq. feet)



**First Floor**  
Approx. 69.8 sq. metres (751.1 sq. feet)



Total area: approx. 183.5 sq. metres (1974.8 sq. feet)



## 37 Church Lane, Kirkby-la-Thorpe, Sleaford, Lincolnshire, NG34 9NU

£499,950 Freehold

Set in the heart of the sought-after village of Kirkby La Thorpe, is this attractive period home that offers the perfect blend of character and modern living. With its red brick frontage, dormer windows and generous driveway, the property creates a welcoming first impression, while the mature gardens and outbuildings provide a convenient setting for family life.

Charming Period Home | Spacious Four Bedroom House | Stylish Open Plan Kitchen/Diner | Cosy Lounge With Log Burner | Separate Study | Modern Family Bathroom Suite | Master Bedroom With Ensuite | Built in Wardrobes | Large Rear Garden | Paved Patio Area | Stone Outbuilding | Generous Gravel Driveway | Ample Parking | Peaceful Sought After Location | Detached Garage



## ACCOMMODATION

Rear Entrance Hall

Downstairs W/C

Lounge - 16'9" x 12'8" (5.1m x 3.86m)

Open Plan Kitchen/Living/Dining Room - 28'4" x 22'2" (8.64m x 6.76m)

Study - 8'8" x 5'7" (2.64m x 1.7m)

Utility Room - 7'9" x 5'5" (2.36m x 1.65m)

Bedroom One - 17' x 13'4" (5.18m x 4.06m)

Ensuite Shower Room

Bedroom Two - 14' x 10'4" (4.27m x 3.15m)

Bedroom Three - 9'8" x 8'5" (2.95m x 2.57m)

Bedroom Four - 8'8" x 5'7" (2.64m x 1.7m)

Family Bathroom

Detached Garage - 17'6" x 9'3" (5.33m x 2.82m)

Garden Office - 9'3" x 7'11"

**Agents Note** - To the front of the property, there is a large Walnut tree with a preservation order on.

## DESCRIPTION

At its centre, there is a superb open-plan kitchen, dining and living area, complete with exposed beams, a central island and a double-sided woodburning stove. A cosy sitting room and separate study provide separate reception areas, as well as a utility room, boot room and cloakroom.

Upstairs, there are four bedrooms, each individually styled and full of character. The main bedroom benefits from built-in wardrobes and an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom with both bath and walk-in shower.

The gardens are a real highlight, offering plenty of space for children to play, for entertaining friends and family, or simply enjoying the field views to the rear. There is a large lawn, a paved patio ideal for outdoor dining, and a stone outbuilding, and well covered by mature trees offering a high degree of privacy. To the front of the property is a large gravel driveway offering ample off street parking leading to the detached garage which boasts light and power. To the rear of this is a recently renovated garden office, perfect for working from home with WIFI, lighting, power, insulation and stunning garden views.

With its combination of period charm, modern finishes and excellent outside space, this is a property that can't be missed!



## LOCAL AUTHORITY

North Kesteven District Council

## TENURE

Freehold

## COUNCIL TAX BAND

B