

11 Chapel Lane
Approximate Gross Internal Area Ground Floor = 202.6 sq m / 2181 sq ft First Floor = 109.0 sq m / 1173 sq ft Garage = 80.6 sq m / 867 sq ft Total = 392.2 sq m / 4221 sq ft (Excluding Loft Storage Area)





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.







## 11 Chapel Lane, Little Hale, Sleaford, NG34 9BE

## £725,000 Freehold

Set within approximately 1.5 acres of beautifully maintained gardens, 11 Chapel Lane is a substantial five-bedroom detached home tucked away on a private, gated plot, offering an impressive amount of space both inside and out. Set well back from the road, the property enjoys a high degree of privacy, with a large block-paved driveway, landscaped grounds, and a lovely open aspect to the rear. The house was significantly extended and upgraded in 2008, with thoughtful improvements that include oil central heating, underfloor heating throughout, engineered oak flooring, solid oak internal doors, and high-quality UPVC windows. Inside, the layout is ideal for families, with multiple reception rooms. The main living room is a real focal point, with a vaulted ceiling, remotecontrolled Velux windows, and a large brick fireplace with a wood-burning stove. Double doors open into a bright, full-height conservatory that looks out over the garden.

The kitchen is fitted with solid oak units, granite worktops and integrated appliances, including a large central island with seating. It Approx. 1.5 Acres Of Gardens | Private Gated Plot Set Back | Spacious Five-Bedroom Detached Home | Extended Family Home | Underfloor Heating | Engineered Oak Flooring Throughout | Vaulted Ceiling And Log Burner | Bright Conservatory With Garden Views | Solid Oak Kitchen With Island | Five Double Bedrooms | Two En-Suites | Two Storey, Four Car Garage | **Ample Parking** 











## ACCOMMODATION Entrance Hall Downstairs Cloakroom

Breakfast Kitchen - 11'11" x 10'6" (3.63m x 3.2m)

**Dining Area** - 18'8" x 10'11" (5.7m x 3.33m)

Family Room - 22'7" x 12' (6.88m x 3.66m)

**Utility Room** - 15'6" x 12' (4.72m x 3.66m)

**Sitting Room** - 23'7" x 22'11" (7.2m x 6.99m)

**Snug / Home Office** - 15'4" x 12'1") (4.67m x 3.68m))

**Conservatory** - 17'3" x 16'3" (5.26m x 4.95m)

**Bedroom One** - 14'8" x 12'1" (4.47m x 3.68m)

**En-Suite Shower Room** 

Bedroom Two - 12'8" x 12' (3.86m x 3.66m)

**En-Suite Shower Room** 

**Bedroom Three** - 12' x 10'2" (3.66m x 3.1m)

**Bedroom Four** - 15'11" x 12'1" (4.85m x 3.68m)

**Bedroom Five** - 12' x 10'8" (3.66m x 3.25m)

**Family Bathroom** 

Garage - 40'3" x 21'7" (12.27m x 6.58m)

**Loft Storage Area** - 40'3" x 14'7" (12.27m x 4.45m)

LOCAL AUTHORITY

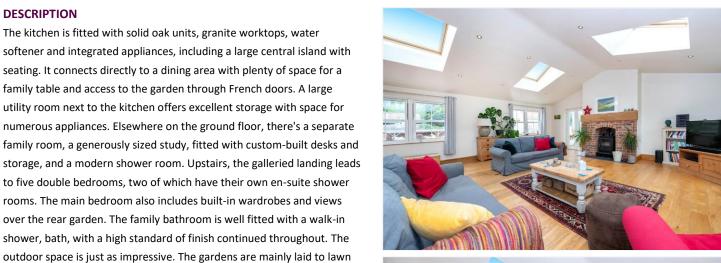
North Kesteven District Council

TENURE

Freehold

**COUNCIL TAX BAND** 

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with mature trees, hedges, and planting, a paved patio area and a

greenhouse. There's a wildlife pond towards the far end of the plot, making it a perfect space for families or anyone looking to enjoy the outdoors in a peaceful, private setting. To the front of the property is a

for a home office, studio or further accommodation (subject to any

necessary permissions). There is also a second detached garage with electric roller doors. There is also a studio/home office in the garden,

which boasts bifold doors, Velux roof windows and numerous power

viewing is strongly recommended to fully appreciate all it has to offer.

points. This is a rare opportunity to secure a spacious, well-finished home with flexible accommodation, generous grounds, and fantastic privacy. A

large, gated driveway providing ample parking for numerous vehicles and leading to a substantial two-storey garage with space for four cars, EV charger, power, lighting, and a first-floor room with excellent potential

