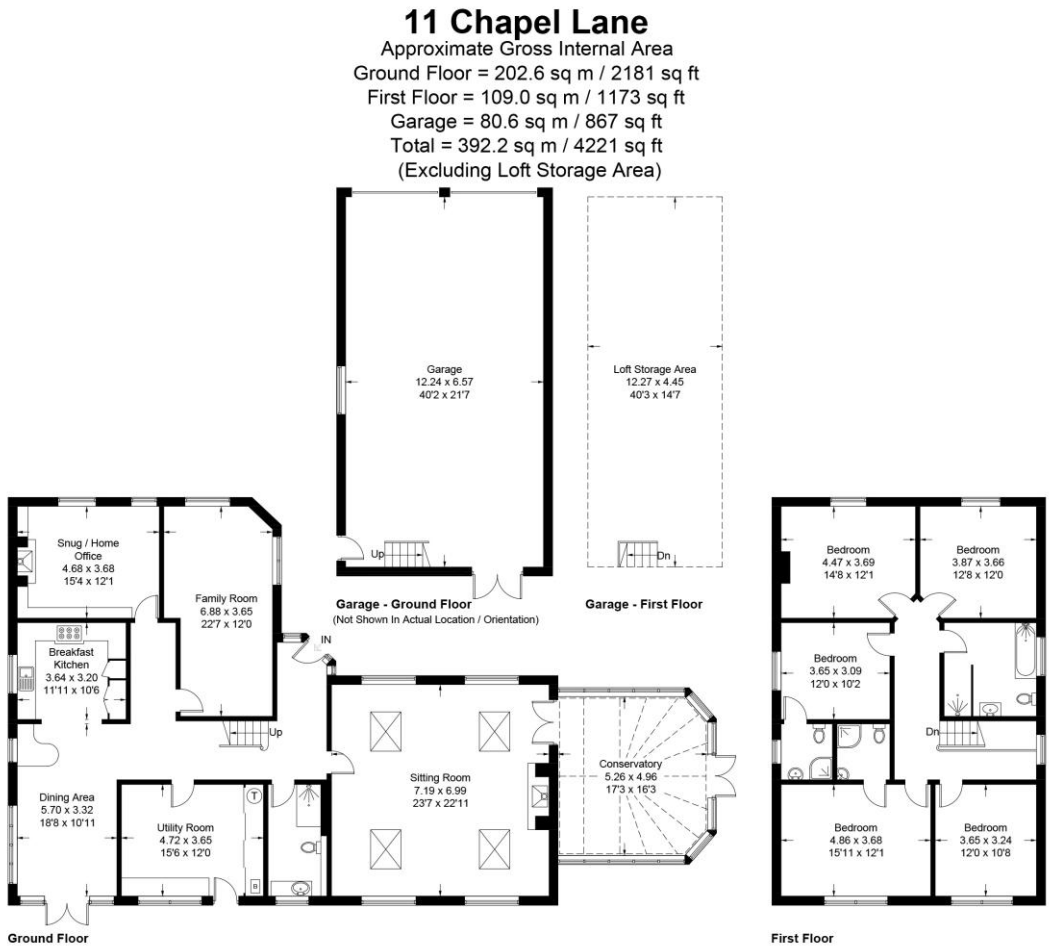


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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, remote-controlled 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



DESCRIPTION

The kitchen is fitted with solid oak units, granite worktops, water softener and integrated appliances, including a large central island with seating. It connects directly to a dining area with plenty of space for a family table and access to the garden through French doors. A large utility room next to the kitchen offers excellent storage with space for numerous appliances. Elsewhere on the ground floor, there's a separate family room, a generously sized study, fitted with custom-built desks and storage, and a modern shower room. Upstairs, the galleried landing leads to five double bedrooms, two of which have their own en-suite shower rooms. The main bedroom also includes built-in wardrobes and views over the rear garden. The family bathroom is well fitted with a walk-in shower, bath, with a high standard of finish continued throughout. The outdoor space is just as impressive. The gardens are mainly laid to lawn 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 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 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 points. This is a rare opportunity to secure a spacious, well-finished home with flexible accommodation, generous grounds, and fantastic privacy. A viewing is strongly recommended to fully appreciate all it has to offer.



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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