

Ewerby Road, Kirkby-La-Thorpe, Sleaford, Lincolnshire NG34 9NX



Price £210,000 Freehold



****NO CHAIN**** A lovely extended three bedroom semi detached house set in the desirable village of Kirkby La Thorpe within walking distance of the C of E primary school. The property offers a large gravel driveway for up to 5 vehicles and a single garage and a fully enclosed private landscaped rear garden. The accommodation consists of lounge with bay window and multi fuel log burner, large kitchen diner, ground floor cloakroom, garden room (extension) two double bedrooms and one single and a luxury shower room. The house offers UPVC double glazed windows and doors and a mixture of electric heating. Viewing is highly recommended to appreciate the location and desirability of this property. EPC rating = E.

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Accommodation



The Property has a front, side and rear entrance doors, the front elevation has UPVC fascias and soffits, portico and new guttering and a sky dish erected.

Entrance Hall 12'0" x 6'5"



Entered through a UPVC upper glazed front door into the hallway which has infrared heater above the front door controlled by a Salus programmer, electric storage heater behind a radiator cover and window to the side elevation.

Lounge 12'0" x 13'0"



Having a UPVC bay window to front elevation, fireplace with wooden surround, tiled hearth and backing with multi fuel log burner and electric storage heater.

Kitchen/Diner 11'5" x 19'4"



Entered from the main hallway or rear inner hall opening and having a range of hand painted pale blue wall and base units with original wooden frames giving them a lovely country kitchen feel with the original wooden glazed display wall units, white tiled splash back, one and half bowl stainless steel sink with chrome mixer tap, space and plumbing for washing machine, built in wine rack, marble effect laminate worktops, electric oven, four ring ceramic hob with extractor hood above, integrated fridge and separate freezer, infrared heater above wall units controlled by a Salus programmer, window to the rear elevation, dark grey large floor tiles and under stairs storage cupboard.

Garden Room (extension) 12'11" x 9'2"



Having laminate flooring, large UPVC sliding patio doors leading to the rear garden, 4 wall lights and a pendant light and an infrared scenic picture panel heater on the wall.

Inner Hall and Storm Porch



This "L" shaped inner hall links the dining room, kitchen and W.C. It has a UPVC upper glazed door connecting to the storm porch which has laminate flooring and also has a UPVC upper glazed entrance door both doors have a cat flap. It has a UPVC cladded ceiling, and low level wooden paneling to the walls.

Downstairs W.C.



Entered through an original wooden door with old style latch and having a close coupled W.C., wall mounted sink with separate hot and cold tap, small window to the side elevation and laminate flooring.

Master Bedroom 12'0" x 11'5"



Having a window to the front elevation, fitted fire place opening on chimney breast wall with marble surround, hearth and back and pendant lighting.

Bedroom Two 11'4" x 12'1"



Window to rear elevation, fitted single wardrobe and coving to ceiling.

Bedroom Three 9'2" x 7'11"



Having a window to front elevation, pendant lighting and built in single wardrobe.

Shower Room



A luxury shower room having a full length shower enclosure with aqualiser electric shower with both rainfall and hand held shower attachments, fully tiled floor to ceiling in a modern grey tile, close coupled W.C., floating oval shaped hand basin with waterfall tap, vinyl click flooring, ceiling spot lights, heated towel rail and mirror. In the corner behind a wooden door is the airing cupboard housing the hot water cylinder.

Outside Front



The front garden is laid mainly to lawn with tall conifer hedges to the left of the driveway with a mixture of trees, shrubs and border plants to the right.

the gravel driveway is large enough for up to five vehicles depending on size. The property comes with a prefabricated concrete garage with a metal up and over door, which does have a temporary feed of electric fed from the house.

Side of Property



Down the side of the garage is slabbed to the rear storm porch providing a log and bin storage area leading through a low level picket fence to a hard core area with raised timber vegetable box, small wooden shed and decorative paving.

Outside Rear



Offering a private fully enclosed landscaped garden comprising of a raised decking area from the kitchen window having a built in brick barbecue and space for alfresco dining or for a hot tub, stepping down onto a lovely decorative paved area with steps up to the garden room, there is a large area of lawn with more circular paving at the bottom, a greenhouse, tall conifer hedges both sides for privacy and several shrubs and bushes in the borders.

Financial Services

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Disclaimer 1

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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.

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Ground Floor



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.

First Floor





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		
	43	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	