



**6 Millthorpe, Sleaford, Lincolnshire NG34 0LD**

**£415,000**



**\*\*\*Unique Architect-Designed Home Inspired by an 18th-Century Chapel\*\*\*** Rosedale is delighted to present this truly one-of-a-kind, architecturally designed family home, inspired by an 18th-century chapel and offering beautiful open field views to the rear. Situated on a generous plot with a south-facing garden, this stunning property combines character, space, and light in a way few homes can match. The heart of the home is the spectacular lounge, featuring a floor-to-ceiling arched window that floods both the downstairs and upstairs with natural light. A wood-burning stove and part-vaulted ceiling add further charm and warmth. The property offers exceptional flexibility, with two staircases leading to a spacious gallery landing – perfect as an art studio, reading area, or home office. From this space, you'll find three well-appointed bedrooms, including a main bedroom with en-suite, as well as a modern family bathroom. On the ground floor, there is an entrance hall, a front-facing office (or potential fourth bedroom), a utility room, a shower room, and a kitchen/breakfast room with a walk-in pantry. Externally, the home enjoys a large, south-facing garden bordered by mature trees and hedging, offering privacy and a peaceful outdoor setting. Set well back from the road, there is ample driveway parking leading to a detached double garage with storage above. A rare and characterful property that must be seen to be truly appreciated – early viewing is highly recommended. EPC Energy Rating Currently Unavailable - Council Tax Band E.



## ENTRANCE HALL

Half glazed door to front, tiled flooring and radiator.

## OFFICE

12' 11" x 8' 3" (3.94m x 2.51m) (approx.) UPVC window to front and radiator.

## SHOWER ROOM

8' 2" x 5' 1" (2.49m x 1.55m) (approx.) Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, extractor fan, radiator, tiled flooring and 1/2 tiled walls.

## UTILITY

8' 2" x 7' 4" (2.49m x 2.24m) (approx.) Fitted with a range of base and eye level units, butler sink, plumbing and space for washing machine, floor boiler, radiator, tiled flooring and UPVC window to front.

## LOUNGE

21' 8" x 17' 2" (6.60m x 5.23m) (approx.) Two UPVC windows to side, fireplace including multi burner, twin staircase, slate flooring, two radiators, sliding feature arch window, wall mounted light fittings and access to side garden.

## KITCHEN/DINER

21' 1" x 15' 11" (6.43m x 4.85m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, range cooker, extractor fan, part tiled walls, tiled flooring, integrated dishwasher, fridge freezer space, walk in pantry, radiator, two UPVC windows to rear, UPVC French doors to garden and half glazed door to side.

## GALLERIED LANDING

Four Velux windows to side, two radiators and two UPVC windows to side.

## BEDROOM ONE

13' 4" x 12' 11" (4.06m x 3.94m) (approx.) UPVC window to front, Velux window to side, radiator, walk in wardrobe and airing cupboard.

## ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, 3/4 tiled walls, heated towel rail, shaver point and UPVC window to front.

## BEDROOM TWO

15' 11" x 10' 0" (4.85m x 3.05m) (approx.) UPVC window to rear, built in wardrobes and radiator.

## BEDROOM THREE

10' 9" x 8' 5" (3.28m x 2.57m) (approx.) UPVC window to rear, built in wardrobes and radiator.

## BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath, 1/2 tiled walls, extractor fan, heated towel rail, shaver point and Velux window to side.

## OUTSIDE

Mature plot, laid to lawn, views of fields and mature shrubs.

## AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

