



Sheathwood, Ferry Lane  
North Kyme, Lincoln, Lincolnshire, LN4 4DQ

Offers in excess of  
£600,000

## 3 Bedroom Detached House

- Freehold
- Lifestyle family home
- Substantial 3 bedroom chalet style property
- 1646 sqft modern outbuildings
- The whole over 3 acres (sts)
- Including garden, paddocks & orchard
- Bedrooms & bathrooms on both ground & first floors
- Semi rural location but conveniently located
- Viewing essential to appreciate the opportunities
- EPC Rating - E, Council Tax Band - C

[Click here to access the Energy Performance Certificate for Sheathwood, Ferry Lane, North Kyme, Lincoln, Lincolnshire, LN4 4DQ](#)



## Overview

Fantastic opportunity to purchase this lifestyle family home comprising substantial three bedroom chalet style property together with extensive outbuildings, gardens and paddock the whole extending to over 3 acres (sts). The property enjoys a semi rural location affording complete privacy without being isolated. The configuration of the house itself is very versatile with bedrooms and bathrooms on both ground and first floors. It features uPVC double glazing, electric central heating and has six solar panels. Viewing essential to appreciate the opportunities.



The accommodation extends to some 1921 sqft and comprises hallway, dual aspect lounge with patio door to garden and wood burner, study, breakfast kitchen with electric Aga, conservatory with vaulted ceiling and door to gardens. Also on the ground floor are utility room, WC, shower room and double bedroom. To the first floor are two generous double bedrooms, dressing room and bathroom with a double ended bath and separate walk in shower.

Outside the extensive outbuildings are another key feature and we are advised have in the past been used commercially. The main building is quite substantial being built of rendered blockwork and extending to some 1646 sqft. It includes garage with roller door and two workshops one having been used as stables with power connected. The property is approached by an extensive driveway leading to a large garage. The immediate gardens are laid to lawn with a variety of mature trees and shrubs. There is a hedged paddock to the north side of the property whilst to the south end is a further paddock and orchard.

Agent's Note: The property has mains electricity and water drainage is to a septic tank.



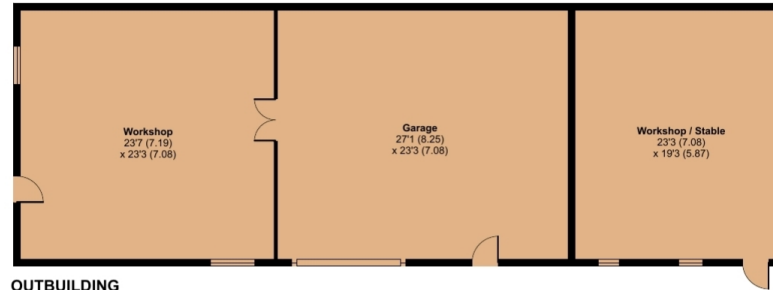


# Ferry Lane, North Kyme, Lincoln, LN4

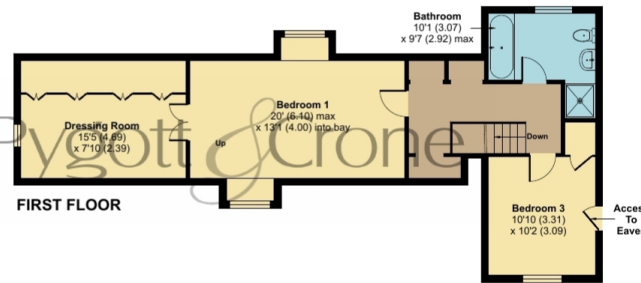


Approximate Area = 1921 sq ft / 178.4 sq m  
 Integral Garage = 234 sq ft / 21.8 sq m  
 Outbuilding = 1646 sq ft / 153 sq m  
 Total = 3801 sq ft / 353.2 sq m

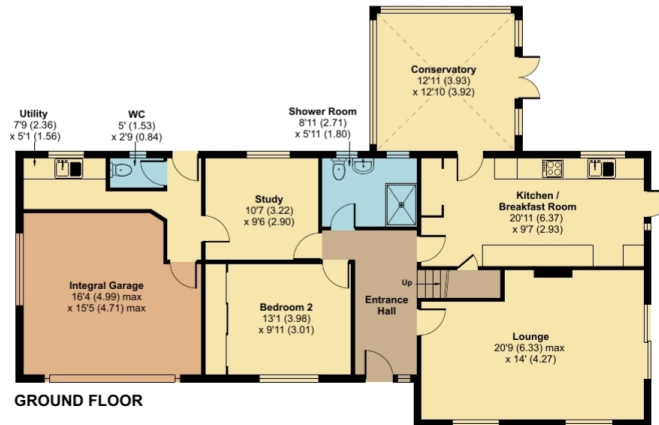
For identification only - Not to scale



OUTBUILDING



FIRST FLOOR

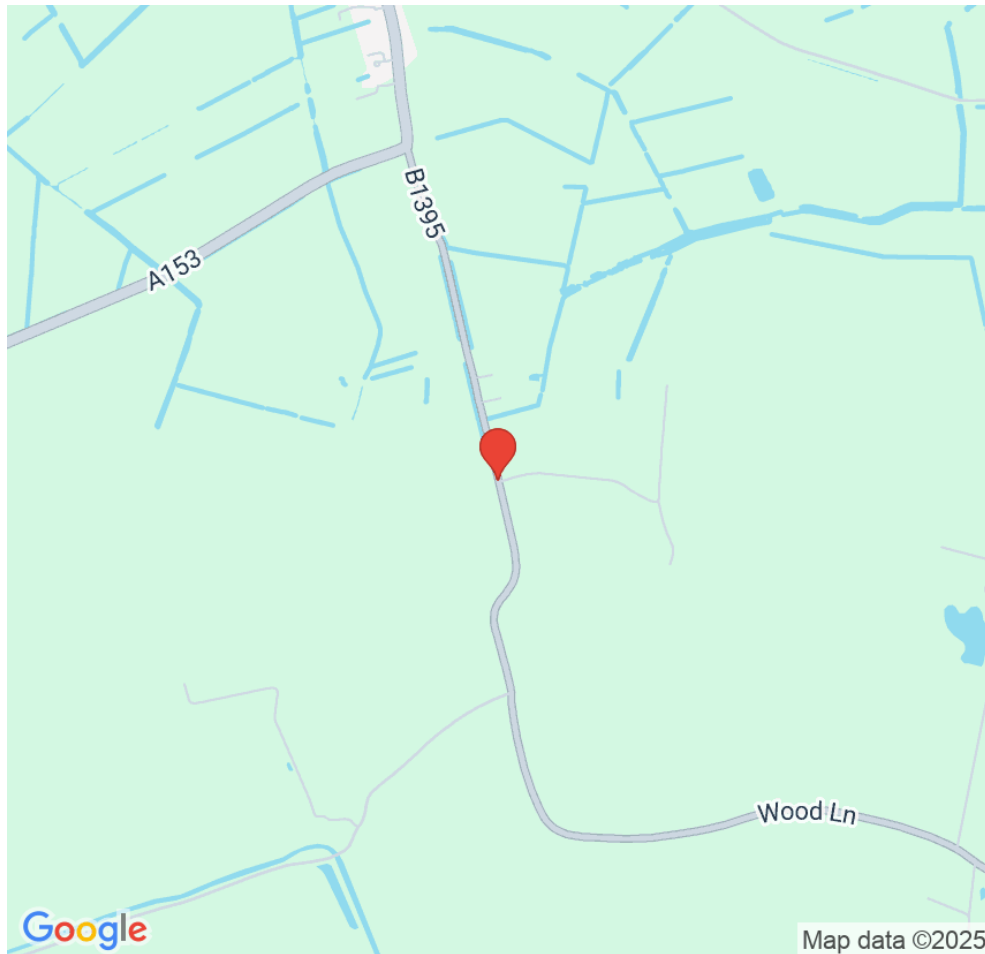


GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Pygott & Crone. REF: 1317674



## Location



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Ahmed Jilil  
Financial Services Director

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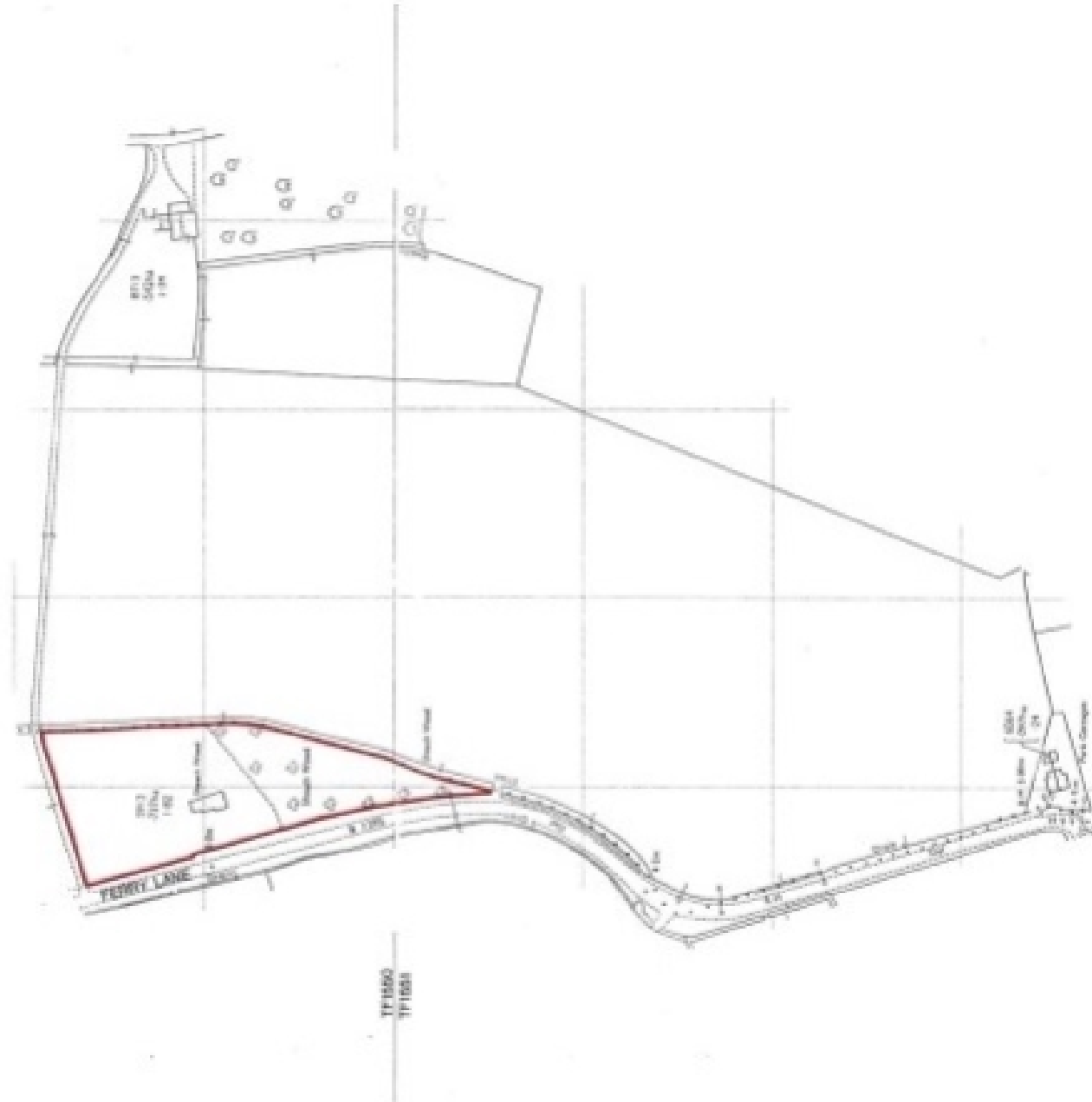




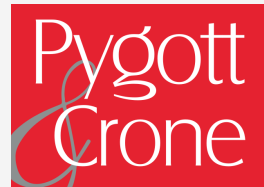




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is on the market with our Sleaford branch

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