



9 Church Avenue
Ashby De La Launde, Lincoln, Lincolnshire, LN4 3JQ

Offers in the region of
£220,000

3 Bedroom Semi-Detached House

- Freehold
- Non-Standard Construction
- Extended 3 Bed Semi-Detached
- Modern Kitchen & Utility With A Down Stairs WC
- Lounge, Diner & Conservatory
- Off-Road Parking
- Front & Rear Garden With Field Views
- Highly-Sought After Location
- Owned Solar Panels
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 9 Church Avenue, Ashby De La Launde, Lincoln, Lincolnshire, LN4 3JQ](#)



Overview

Situated in the sought-after village of Ashby de la Launde, surrounded by open countryside yet within easy reach of Sleaford, this three-bedroom semi-detached home offers spacious and well-balanced accommodation, ideal for families, first-time buyers looking to enjoy village living.

Positioned in a peaceful rural setting, the property enjoys a wonderful sense of space both inside and out. Of non-standard Airy construction, the home provides a practical layout throughout. The ground floor comprises a welcoming entrance hall leading to a generous conservatory, living room, a separate dining room perfect for family meals or entertaining, and a well-appointed kitchen. To the rear, a useful utility room with WC adds valuable storage and laundry space. Upstairs, there are three well-proportioned bedrooms along with a family bathroom fitted with a three-piece suite.



Externally, the property benefits from off-road parking with ample space for vehicles, along with a beautiful private rear garden enjoying open field views — a perfect setting to relax and take in the surrounding countryside. The property also benefits from over 16 owned solar panels which feed into their own battery storage, which significantly helps on running costs.

Early viewing is highly recommended to fully appreciate the space, setting and potential this charming village home has to offer.

Agents Note: The property is of non-standard construction (Airy type). A William Davis scheme of repairs have been carried out on the property and a mortgage is obtainable.



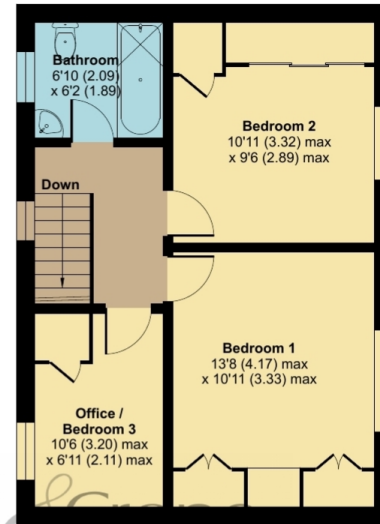




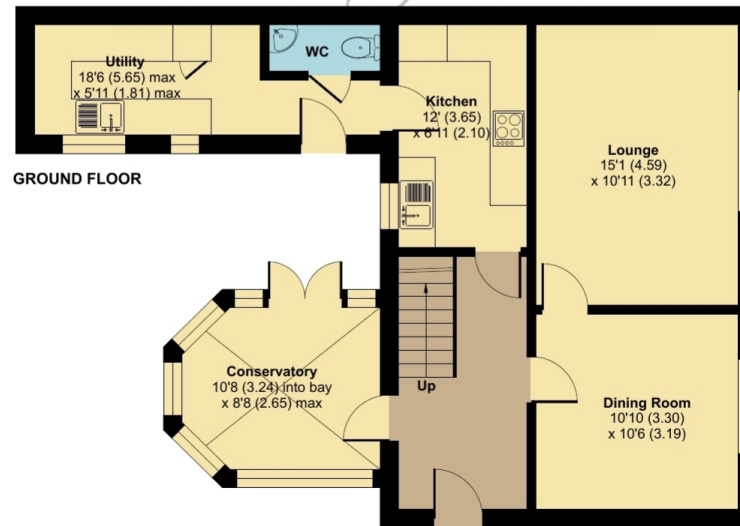
Church Avenue, Ashby De La Launde, Lincoln, LN4

Approximate Area = 1158 sq ft / 107.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Pygott & Crone. REF: 1418371



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Ahmed Jilil
Financial Services Director

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.







Houses. Homes. Harmony.



9 Church Avenue, Ashby De La Launde
is on the market with our Sleaford branch

19 Southgate, Sleaford NG34 7SU

01529 414333