



Searson Close, Tallington

 **NEWTON FALLOWELL**

 4  2  3

Key Features

- Immaculately Presneted Four Bedroom Family Home
- Stunning Open Plan Kitchen / Dining and Living Space
- Low Mainteance Landcaped Rear Garden with Hot Tub
- Four Generious Double Bedrooms
- Multiple Separate Reception rooms
- Off Road Parking and Large Garage
- Council Tax Band - D
- EPC Rating C
- Freehold

£450,000





Newton Fallowell are delighted to present this four-bedroom barnconversion is located within an exclusive stone-built development in the sought-after village of Tallington. Thoughtfully extended and significantly improved by the current owners, the property now offers a perfect blend of original character and contemporary design. With flexible and spacious accommodation, it's ideally suited for families and professionals alike, offering the potential for a home office or additional living areas.

On the ground floor, the layout is both versatile and functional. Two front-facing reception rooms provide excellent options for a playroom, study, gym, or snug depending on your lifestyle needs. The heart of the home is the exceptional open-plan kitchen and dining area, which has been tastefully refitted and extended to create an inviting space for both everyday living and entertaining. Featuring stone flooring and bi-fold doors opening out to the garden, the kitchen includes two Neff ovens, a gas hob, integrated fridge freezer, dishwasher, and a wine fridge set within a stylish drinks station. A generously sized lounge is accessed through double doors from the main hallway, offering a welcoming space for relaxation.

Upstairs, the first floor comprises four generously proportioned bedrooms, all leading off an airy landing. The master bedroom includes a private en-suite shower room and offers ample space for wardrobes and additional furnishings. The remaining three bedrooms are served by a well-appointed family bathroom, complete with a bath with shower attachment, a fitted vanity unit, and W/C.

Outside, the rear garden has been landscaped with low-maintenance porcelain tiles and features a pergola-covered seating area, along with a decked space for the hot tub. There is rear access to the garage, which includes an additional room currently used as a music room—ideal for hobbies, storage, or a home office. To the front of the garage, there is off-road parking and an electric car charger.





Entrance Hall 1.38m x 2.66m (4'6" x 8'8")

Open Plan Kitchen Diner 6.39m x 6.02m (21'0" x 19'10")

Lounge 3.77m x 3.41m (12'5" x 11'2")

Family Room 3.21m x 3.16m (10'6" x 10'5")

Home Office 2.79m x 1.99m (9'2" x 6'6")



Utility Room 1.65m x 2m (5'5" x 6'7")

Downstairs Cloakroom 0.99m x 1.99m (3'2" x 6'6")

Bedroom One 3.91m x 3.12m (12'10" x 10'2")

Bedroom Two 3.5m x 3.34m (11'6" x 11'0")

Bedroom Three 3.49m x 2.42m (11'6" x 7'11")



Bedroom Four 2.69m x 2.4m (8'10" x 7'11")

En-Suite Bathroom 1.38m x 2.66m (4'6" x 8'8")

Family Bathroom 1.84m x 2.32m (6'0" x 7'7")

Garage 5.12m x 3.42m (16'10" x 11'2")

Music / Play Room 4.92m x 1.82m (16'1" x 6'0")

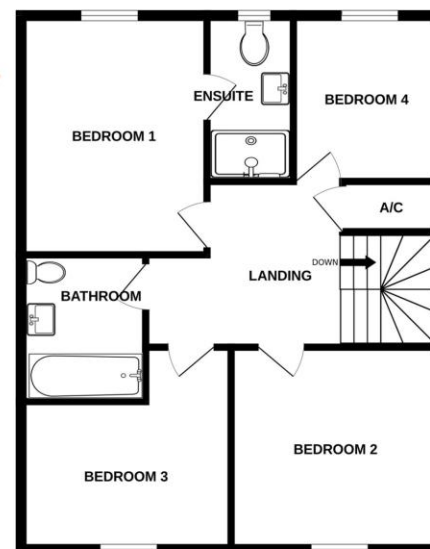
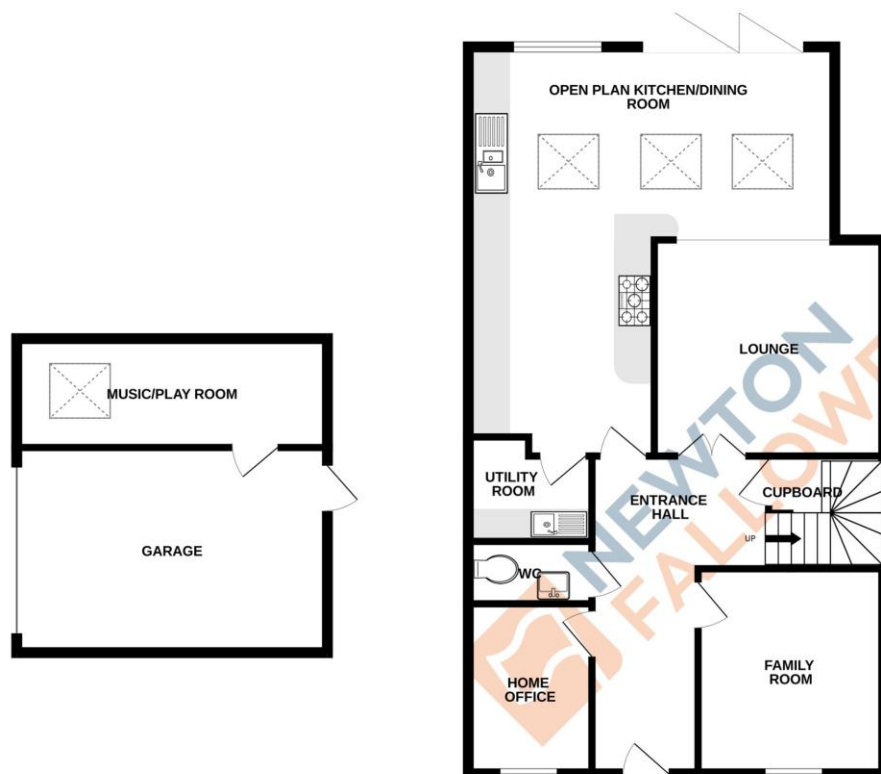




OUTSIDE
287 sq.ft. (26.7 sq.m.) approx.

GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.

1ST FLOOR
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1806 sq.ft. (167.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.