



Templeman Drive, Carlby

 **NEWTON FALLOWELL**



 4    2    2

## Key Features

- Stunning Four Bedroom Detached House
- No Onward Chain
- Highly Sought After Village Location
- Situated in a Prime Cul De Sac
- Ample Off Road Parking and Double Garage
- Council Tax Band - E
- EPC Rating E
- Freehold

Guide Price - £420,000 - £425,000







**\*\*GUIDE PRICE £420,000 - £425,000\*\***

Newton Fallowell is delighted to present this exceptional four-bedroom detached home, situated in a peaceful cul-de-sac. This extended property boasts spacious ground-floor living areas, four generously sized bedrooms, ample off-road parking, and an oversized double garage. Additionally, it is offered with no onward chain, ensuring a smooth and hassle-free purchase.

Upon entering, a spacious entrance hall provides access to the first floor and all ground-floor reception rooms. To the left, a versatile study or playroom offers additional living space, followed by a convenient downstairs cloakroom. The heart of the home features a well-appointed open-plan kitchen and breakfast room, complemented by a separate utility room with external access. Towards the rear, a bright and airy sitting room benefits from dual-aspect windows and a charming feature fireplace. The standout feature of the ground floor is the impressive family/garden room, an elegant extension that enhances the home with an abundance of space—perfect for entertaining and family gatherings.

Upstairs, the first floor comprises four generously proportioned bedrooms. The principal bedroom enjoys dual-aspect windows, fitted wardrobes, and a private en-suite shower room. A modern shower room and an airing cupboard complete the upper level.

Externally, the property offers ample off-road parking and an oversized double garage with a rear personnel door. The private wrap-around rear garden is predominantly laid to lawn and includes a patio area, partially covered by a pergola, providing an ideal outdoor space for relaxation and entertaining.







Sitting Room 3.31m x 5.04m (10'11" x 16'6")

Family / Garden Room 7.23m x 2.99m (23'8" x 9'10")

Kitchen Breakfast Room 2.93m x 3.36m (9'7" x 11'0")

Utility Room 2.02m x 1.87m (6'7" x 6'1")



Study 2.07m x 3.12m (6'10" x 10'2")

Downstairs WC 1.25m x 1.83m (4'1" x 6'0")

Bedroom One 2.99m x 5.29m (9'10" x 17'5")

En-Suite Bathroom 1.84m x 1.66m (6'0" x 5'5")



Bedroom Two 3.24m x 3.37m (10'7" x 11'1")

Bedroom Three 3.13m x 2.46m (10'4" x 8'1")

Bedroom Four 1.98m x 2.19m (6'6" x 7'2")

Bathroom 2.11m x 1.84m (6'11" x 6'0")

Double Garage 5.17m x 5.67m (17'0" x 18'7")

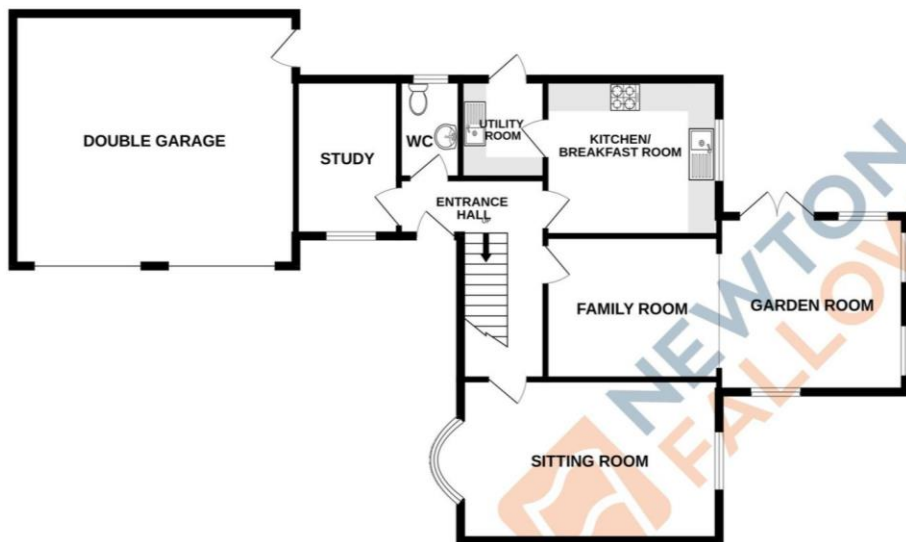




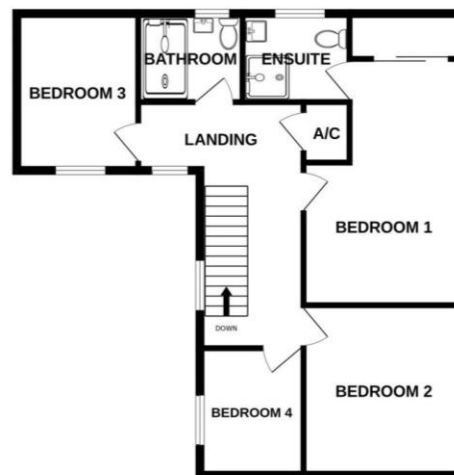




GROUND FLOOR  
1114 sq.ft. (103.5 sq.m.) approx.



1ST FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 1783 sq.ft. (165.6 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		
69-80	C		70 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: South Kesteven  
Council Tax Band: E

#### 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.