

The Gables, Fen Road, Stickford, PE22 8HD



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Freehold

Guide price £550,000



## Key Features

- New build detached house
- Four bedrooms
- Lounge, study & snug
- Open plan living/dining/kitchen
- Utility, cloakroom, en-suite & bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating A





A newly built, one of a kind, detached house in a village location with an open view to the rear. With stylish & contemporary features including floor to ceiling windows, two bi-fold doors to the living/dining/kitchen, quality fitted kitchen with integrated appliances and large galleried landing with vaulted ceiling.

Finished to a high specification and having over 2,800 square feet of accommodation comprising: entrance hall, study, snug, lounge, open plan living/dining/kitchen with pantry off, utility and cloakroom to ground floor. Galleried landing, master bedroom with balcony, dressing room & en-suite, three further bedrooms and family bathroom with separate shower to first floor. Outside the property has ample off-road parking, a garage and an enclosed rear garden.



### ACCOMMODATION

Glazed uPVC door with full height window to side through to the:

### ENTRANCE HALL

A magnificent entrance hall spanning the ground & first floor with feature floor to ceiling window to front elevation, inset ceiling spotlights, tiled floor, built-in cupboard and staircase rising to first floor.

### STUDY

3.9m x 3.5m (12.8ft x 11.5ft)

Having floor to ceiling window to front elevation, inset ceiling spotlights and built-in cupboard.

### SNUG

4m x 3.5m (13.1ft x 11.5ft)

Having floor to ceiling window to front elevation, floor to ceiling picture window to side elevation, inset ceiling spotlights, television aerial & USB connection points.

### LOUNGE

6m x 3.5m (19.7ft x 11.5ft)

Having floor to ceiling window to rear elevation, floor to ceiling picture window to side elevation, inset ceiling spotlights & television aerial connection point.

### OPEN PLAN LIVING/DINING/KITCHEN

6.8m x 6m (22.3ft x 19.7ft)

Having bi-fold doors to side & rear elevations, inset ceiling spotlights, wood effect flooring and large walk-in pantry off. Fitted with a range of base & wall units with work surfaces & upstands comprising: induction hob inset to work surface, cupboards, drawers & integrated wine fridge under, cupboards & stainless steel cooker hood over. Range of tall units to one wall incorporating two integrated electric ovens, integrated fridge & freezer. Island unit with undercounter sink & mixer tap, cupboards & integrated dishwasher under, breakfast bar to one side with cupboards under.



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## UTILITY

3.5m x 2.6m (11.5ft x 8.5ft)

Having glazed uPVC door to side elevation, inset ceiling spotlights, wood effect flooring, wood block work surface with upstands, inset stainless steel sink with drainer & mixer tap, cupboard, space & plumbing for automatic washing machine & tumble dryer under, cupboards over. Fitted wood block bench with cupboards & coat hooks over and tall unit to side.

## CLOAKROOM

Having wood effect flooring, close coupled WC & hand basin.

## FIRST FLOOR LANDING

Having vaulted ceiling, full height window to front elevation, window to side elevation, large roof window, inset ceiling spotlights, radiator and large walk-in linen cupboard.

## MASTER BEDROOM

5.4m x 4m (17.7ft x 13.1ft)

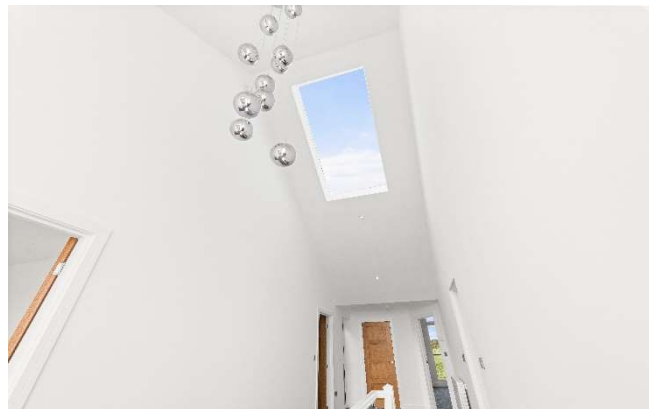
Having french doors with windows to either side & above to a balcony overlooking the rear garden and open view beyond, vaulted ceiling with inset ceiling spotlights, radiator and television aerial & USB connection points.

## WALK-IN WARDROBE

Having inset ceiling spotlights and fitted with a range of shelving, drawers & hanging rails.

## EN-SUITE

Having inset ceiling spotlights, vertical radiator incorporating a towel rail, marble effect tiled walls & floor and extractor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, hand basin on unit with drawers under & mirror over, WC with concealed cistern & cupboards to both sides.





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## BEDROOM TWO

4.4m x 3.5m (14.4ft x 11.5ft)

Having full height window to front elevation, inset ceiling spotlights, radiator, built-in cupboard, television aerial & USB connection points and access to roof space.



## BEDROOM THREE

4.4m x 3.5m (14.4ft x 11.5ft)

Having full height double windows to rear elevation, inset ceiling spotlights, radiator and television aerial & USB connection points.

## BEDROOM FOUR

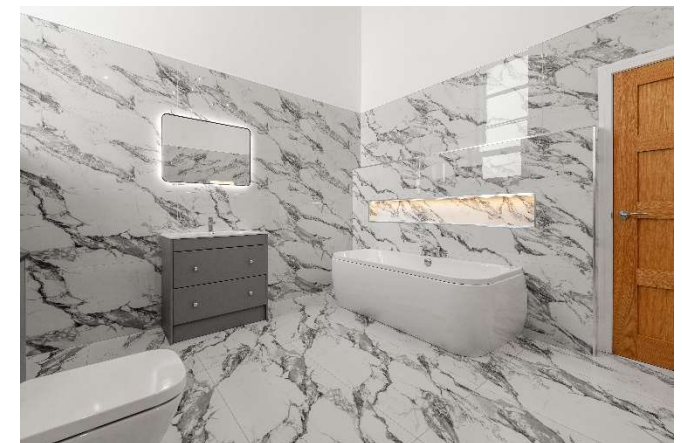
3.5m x 3.1m (11.5ft x 10.2ft)

Having vaulted ceiling, floor to ceiling window to front elevation and radiator.

## FAMILY BATHROOM

4.5m x 3.5m (14.8ft x 11.5ft)

Having window to side elevation, vaulted ceiling with inset ceiling spotlights, two vertical radiators incorporating towel rails and marble tiled floor & walls. Fitted with a suite comprising: bath with central mixer tap and shelving alcove with lighting over, hand basin with drawers under & backlit mirror over, WC with concealed cistern & cupboards to either side and large shower enclosure with mixer shower fitting and shelving alcoves with lights to either side.





## EXTERIOR

To the front of the property there is a block paved area which provides off-road parking extending down the side of the property to the:

## GARAGE

6m x 3.3m (19.7ft x 10.8ft)

Having electric roller door, service door to rear, light and power.

## REAR GARDEN

Being enclosed and laid to lawn with a paved patio.

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via an air source heat pump serving underfloor heating to the ground floor and radiators to the first floor.

## VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

## AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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.

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# Floorplan



Total area: approx. 267.3 sq. metres (2876.8 sq. feet)



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