



Rowan House, Raithby, PE23 4DS





Freehold

£475,000



## Key Features

- Detached house
- Three double bedrooms
- Lounge, dining room & study
- Kitchen & utility
- Shower room, en-suite & bathroom
- Driveway & lawned gardens
- Plot approx. 0.39 acre (STS)
- EPC rating C





An attractive detached house in the sought after village of Raithby which is located to the west of the market town of Spilsby, close to the edge of the Lincolnshire Wolds. The property sits well back on a plot of approximately 0.39 acre, subject to survey and backs on to a grass paddock.

Having well presented accommodation comprising: entrance hall, study, lounge, dining room, kitchen, utility and shower room to ground floor. Master bedroom with en-suite, two further double bedrooms and family bathroom with separate shower. Outside the property has a sweeping driveway, off-road parking and lawned gardens.



#### ACCOMMODATION

Open porch with part glazed front entrance door with windows to either side through to the:

#### ENTRANCE HALL

Having Karndean flooring with underfloor heating and staircase rising to first floor.

#### STUDY

3.50m x 2.41m (11'6" x 7'11")

Having window to front elevation and Karndean flooring with underfloor heating.

#### LOUNGE

5.63m x 5.09m (18'6" x 16'8")

Having box bay window to front elevation, french doors to side elevation, Karndean flooring with underfloor heating, wall light points, built-in cupboard and feature brick-built fireplace with quarry tiled hearth and inset multi-fuel burner. Double doors to the:

#### DINING ROOM

4.28m x 4.08m (14'0" x 13'5")

Having two windows to rear elevation, french doors to side elevation and Karndean flooring with underfloor heating.











## BREAKFAST KITCHEN

4.67m x 4.12m (15'4" x 13'6")

Having two windows to rear elevation, inset ceiling spotlights, tiled floor with underfloor heating, understairs cupboard, walk-in pantry and feature oil fired Aga. Fitted with a range of base & wall units with work surfaces, upstands & tiled splashbacks comprising: undercounter sink with mixer tap & waste disposal unit inset to work surface, cupboards, drawers & integrated dishwasher under, cupboards over. Further work surface with space for electric cooker, cupboards & drawers under, unit to side with space for american style fridge/freezer with wine rack over.

## UTILITY

2.56m x 2.18m (8'5" x 7'2")

Having window to side elevation, part glazed door to rear elevation, tiled floor with underfloor heating, extractor, work surface with inset belfast style sink, space & plumbing for automatic washing machine under.

## SHOWER ROOM

2.55m x 0.80m (8'5" x 2'7")

Having window to front elevation, fully tiled shower enclosure with mixer shower fitting, wall mounted hand basin with mixer tap & tiled splashback and close coupled WC.



## FIRST FLOOR LANDING

Having window to front elevation, radiator, access to part boarded roof space and two built-in cupboards and built-in airing cupboard.

## MASTER BEDROOM

4.07m x 3.99m (13'5" x 13'1")

Having two windows to rear elevation, radiator and built-in wardrobes.

## EN-SUITE

3.03m x 1.37m (9'11" x 4'6")

Having window to rear elevation, inset ceiling spotlights, vertical radiator, tiled floor, tiled splashbacks and extractor. Fitted with a suite comprising: walk-in shower enclosure with mixer shower fitting, close coupled WC and hand basin.





## BEDROOM TWO

4.06m x 3.95m (13'4" x 13'0")

Having windows to front & both side elevations, radiator and built-in wardrobes.

## BEDROOM THREE

3.53m x 3.44m (11'7" x 11'4")

Having windows to front & side elevations and radiator.

## FAMILY BATHROOM

3.52m x 3.07m (11'6" x 10'1")

Having windows to side & rear elevations, radiator, vinyl flooring, shaver point, extractor and tiled splashbacks. Fitted with a suite comprising: panelled bath, fully tiled shower enclosure with mixer shower fitting, close coupled WC and hand basin inset to vanity unit with cupboards & drawers under.





## EXTERIOR

The property is approached by a long driveway with turning area with a concrete hardstanding area providing off-road parking. (The hardstanding area is suitable for the erection of a garage subject to any necessary planning permission.

## GARDENS

The property sits well back on the plot and the gardens are mainly to the front of the property and comprise of shaped lawns with borders. To the side of the property there is a further lawned area and a paved patio. To the rear of the property there is a further lawn with borders enclosed by brick walls with a paved footpath, gravelled seating area and garden shed with pantile roof.

## THE PLOT

The property occupies a plot of approximately 0.39 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

## SERVICES

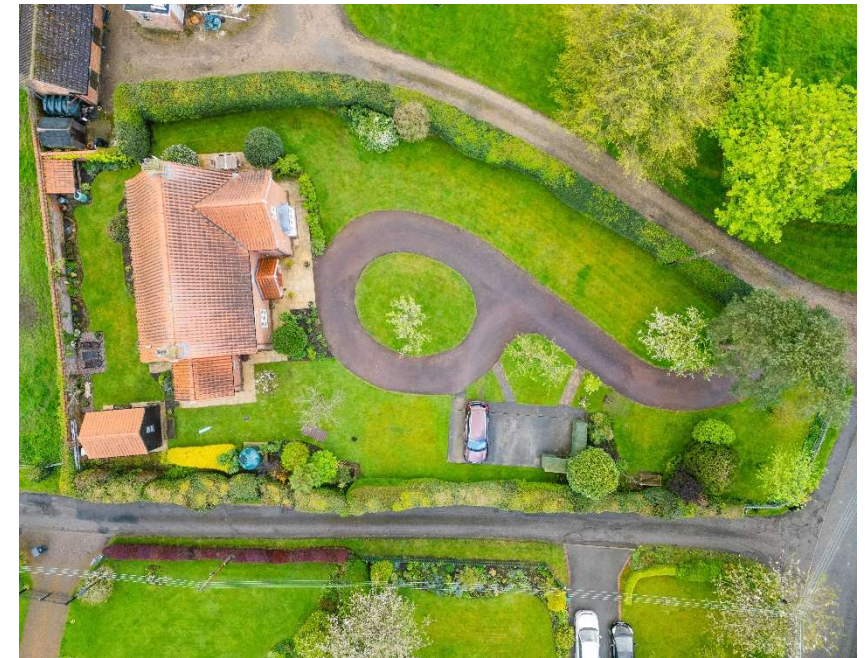
The property has mains electricity and water connected. Drainage is to a septic bio tank. Heating is via an oil fired boiler serving underfloor heating to the ground floor and radiators to the first floor. The current council tax is band E.

## VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.







 **NEWTON FALLOWELL**



# Floorplan



Total area: approx. 168.2 sq. metres (1810.6 sq. feet)



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#### 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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