



9 Slippery Gowt Lane

This substantial four bedroom family home is one of only nine properties on 'The Farmstead', an exclusive development recently built by Chestnut Homes.

Built in the Worthing House design as part of the builder's 'Platinum' range, the property is only a little over a year old, so benefits from the remainder of the 10 year NHBC Warranty. The ground floor accommodation includes a beautiful dining kitchen with a snug area and two pairs of French doors leading to the garden, together with the lounge, utility and cloakroom. Buyers needing office space will appreciate that this design also benefits from the addition of a study, whilst to the first floor there are four double bedrooms. The master and guest bedrooms both feature an en-suite with the Master Bedroom including both a bath and a separate shower, in addition to the family bathroom.

Whilst the inside offers a lovely contemporary living space, the exterior architecture neatly reflects the older part of the village with traditional Lincolnshire design cue's. Even the garden is more akin to the size of a farmhouse garden than that of a modern executive-style property, ideal for larger families and buyers with pets. Being situated at the end of the row, the space afforded to the parking bay feels similarly oversized and will be pleasant surprise for viewers struggling with the parking space of some more typical modern properties.

- Four Bedroom, Two En-suite Family Home
- Situated in an Exclusive Development of Only Nine Properties
- Built In The 'Worthing House' Design, To Chestnut Homes 'Platinum' Specification
- Dining Kitchen With Snug Area, Lounge & Study
- Generous Enclosed Garden, Tarmac Parking Bay & Detached Double Garage
- NHBC Warranty. EPC 'B 86'. Council Tax 'E'. Tenure: Freehold.
- Offered With No Onward Chain



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Entrance via twin pillar Georgian style entrance with lights and steel-clad traditionally styled door leading into the:

Entrance Hall - Having stairs to the first floor with under stairs storage cupboard, radiator and doors leading off to:

Cloakroom - Concealed flush WC, vanity hand basin with cupboard below and radiator.

Lounge 5.98m x 3.80m - The spacious lounge features a double aspect with uPVC windows to the front and side, radiator and power points.

Study 3.08m x 2.89m - With uPVC window to the front aspect, radiator, and power points.

Dining Kitchen 9.22m x 3.65m reducing to 2.73m - The kitchen spans the width of the property to the rear and has both dining space and a snug area, with window and two pairs of French doors overlooking the rear garden. Fitted units comprise an extensive range of units to both base and eye-level including deep pan drawers and with worksurfaces over having an inset one-and-half bowl sink/drainers. The range of integral appliances include five ring gas hob with glass splashback and extractor canopy, Neff double oven, microwave, fridge freezer and dishwasher.

Utility 1.94m x 1.87m - With part glazed external door to the side aspect, worksurface with inset stainless steel style sink drainer unit and cupboard below. Space for utility appliances and wall mounted Baxi gas fired central heating boiler.

First Floor Landing - Loft access, radiator and uPVC window overlooking the front. Doors are arranged off to:

Master Bedroom 3.99m x 3.20m - uPVC window to the rear aspect, integral double wardrobe and door through to the:

En-suite Bathroom - Having uPVC obscured window to the side aspect. Comprising a modern white suite of panel bath with central mixer tap, tiled shower cubicle, vanity hand basin with mixer tap, cupboards and concealed flush WC. Tiling as appropriate, heated towel rail and wall mounted back-lit bathroom mirror with demist.

Bedroom Two 3.86m x 3.50m - uPVC window to the front, integral double wardrobe, radiator and door through to the:

Ensuite Shower Room - With uPVC obscured window to the side aspect and comprising a modern white suite of tiled shower cubicle, vanity hand basin with under storage and concealed flush WC. Heated towel, tiling as appropriate and wall mounted mirror with demist.

Bedroom Three 3.85m reducing to 2.96m x 2.87m - uPVC window to the front, radiator and power points.

Bedroom Four 3.54m x 2.73m – A uPVC window to the rear, radiator and power points.

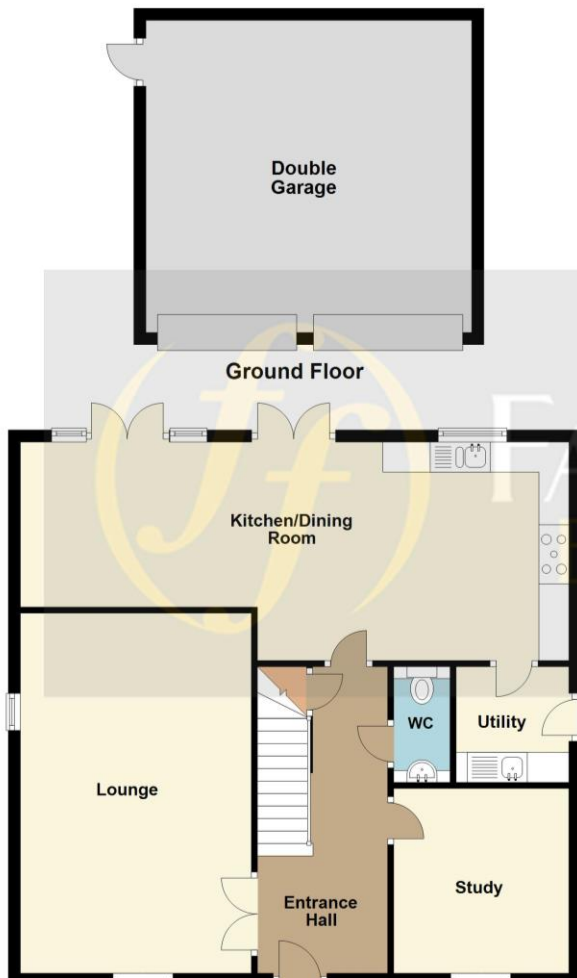
Family Bathroom - The bathroom comprises a contemporary white suite of panel bath with centrally mounted mixer tap, vanity hand basin with storage cupboards, concealed flush WC and a separate tiled shower cubicle with rain head. Tiling as appropriate, vertical radiator and wall mounted backlit bathroom mirror with demist.

Outside – A block-paved approach leads up to the generous tarmac parking bay and **Detached Double Garage** – With two up/ over doors, door to the rear garden, power points and lights. A footpath extends from the garage to the front entrance and through a gate leading to the rear. As can be seen from the photos, the rear garden has been mainly laid to lawn, enclosed and exceptionally generous in size, ideal for families or those with pets to consider.









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