



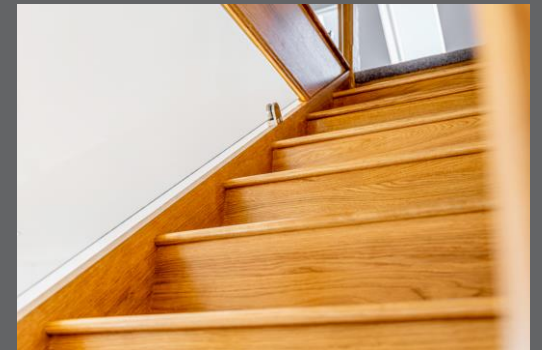
# No. 3

Situated in the village of Wigtoft, The Paddocks is a brand new private development of four architect designed contemporary homes. They have been built by the incredibly well respected local firm S L Developments who are a member of The Guild of Master Craftsmen and whose reputation is now synonymous with a quality of workmanship and standard of finish of the highest standard.

Internally, the contemporary fittings in each of these light and spacious properties makes them totally unique, but they each have luxury Van Gogh wood-grain Karndean flooring and underfloor heating to each room on the ground floor, and economical air source heating systems. Open-plan living has been the leading theme throughout and has proven to be incredibly popular, creating an ideal space that flows naturally for family life as well as entertaining friends. Six metre bi-folding doors open fully to allow the kitchen to flow out to the patio and landscaped garden outside. In addition to the main open-plan space however is both a separate study and family room. Fully fitted shower rooms to the ground floor enhance the potential to use one of these rooms as an additional bedroom if required.

The fabulous German made kitchens are all different and finished with quartz worktops, fully integrated with Quooker instant boiling taps and quality Neff appliances to include six ring induction hobs, ceiling mounted remote control extractor fans, hide and slide ovens and combination microwaves, fridge-freezers and wine coolers. There is even an integrated Neff washer/dryer in the utility rooms. The same standard and superb quality continues throughout the beautifully fitted bathrooms and en-suites too; each one expertly tiled by the experienced S L Developments craftsmen.

Large double garages have remote control electric doors and wall mounted EV charger points as standard along with attractive external lighting, fencing, block-paved driveways and outside taps. All properties are covered by a 10 year structural warranty with 'A' rated insurers.



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**Entrance** - A composite front door opens into the:

**Open-Plan Living Kitchen 10.87m x 6.28m (35'6 x 20'6)** - With a uPVC window to the side aspect and two sets of bi-folding doors to the rear garden. Quality wood grain Karndean flooring with underfloor heating runs throughout the ground floor and there are LED spotlights in each room too. An open plan glass and oak staircase rises to the first floor accommodation.

The quality German-made Kitchen comprises an extensive range of quartz work surfaces with beautiful dark green shaker style drawer and cupboards units at both base and eye-level. There is a central island unit with quartz worktop and an inset induction hob with two pendant light fittings over and remote control ceiling mounted extractor fan over. Integral appliances include Neff fridge and freezer, Neff fan oven and combination microwave, wine cooler and dishwasher. A stainless steel Schock sink unit has a Quooker instant boiling tap over and there is exposed oak shelving to compliment the kitchen itself.

**Utility Room 2.20m x 1.65m (7'2 x 5'4)** - Has a part glazed composite door to the side aspect, a continuation of the Karndean flooring with under floor heating and work surface with inset sink, mixer tap over and cupboards that co-ordinate with those in the kitchen beneath along with space and point for the integrated Neff washer dryer. The opposite wall is filled with a full height larder cupboard with shelving which provide a great amount of storage and also houses the Worcester Bosch gas fired boiler.

**Shower Room** - Has window to the side aspect and marble style tiling to the walls and floor. A double fully tiled walk-in shower enclosure has a large rain shower head plus handheld hose, Impey drains and external shower controls. There is a wall hung WC with Gerberit flush buttons, vanity wash basin with drawers beneath and mixer tap over plus LED anti steam vanity mirror as standard.

**Family Room 4.02m x 3.60m (13'2 x 11'8)** - Has a window to the front aspect, a continuation of the Karndean flooring with under floor heating, LED spotlights, brushed chrome sockets and USB points.

**Study/Bedroom Four 2.43m x 2.80m (8'0 x 9'2)** - Has windows to the front and side aspects, a continuation of the Karndean flooring with under floor heating, LED spotlights, brushed chrome sockets and USB points.

**Generous First Floor Landing 6.33m x 3.18m (20'8 x 10'4) Maximum** - Has two velux style windows to the side aspect, vertical radiator and ample space for a study area or as a first floor sitting area.

**Bedroom One 5.73m x 5.53m (18'8 x 18'1)** – Windows to the front, side and rear aspects, two radiators and LED spotlights to the ceiling.

**En-suite Shower Room** - Fully tiled and comprising a double walk in shower with external shower controls, large rain shower head plus handheld hose and Impey drains. There is a wall hung WC with Gerberit flush buttons and vanity wash basin with mixer tap over and drawers beneath.

**Bedroom Two 6.30m x 5.0m (20'7 x 16'4)** - Has two vertical radiators, LED spotlights to the ceiling and windows to the front and side aspects. Open Access leads through to a;

**Sitting Room/Study Area 4.0m x 2.15m** - With feature window to the front aspect having blinds fitted and a vertical radiator.

**Bedroom Three 3.99m x 3.47m (13'1 x 11'4)** - Has French doors opening out onto a Juliet style balcony to the rear aspect through the window to the side aspect, radiator and fitted wardrobe with shelving and hanging rail.

**Bathroom 3.10m x 2.77m (10'2 x 9'1)** - Has fully tiled walls and Victorian style pattern floor-tile. It comprises a three piece suite of modern freestanding bath with wall mounted taps, oval vanity wash basin with drawers beneath, LED anti steam vanity mirror over and wall mounted mixer tap. There is a wall hung WC with Gerberit flush buttons and a wall mounted towel rail.

**Outside** - The property is initially reached over a shared block paved driveway which then in turn leads onto the private block paved driveway for the property. Landscaped gardens to both the front and rear have already been seeded and planted with young box trees. The walkways are all paved and each property has a generous paved patio to the rear. Atmospheric outdoor lighting along the front side and rear of the property is also included.

**Double Garage** - Has electric remote control up and over door, water softener, hot water cylinder, light, power points and door and window to the rear aspect with opaque glass.









The **GUILD**  
of MASTER CRAFTSMEN



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22 Dolphin Lane, Boston  
Lincolnshire PE21 6EU

T | 01205 336122

E | sales@fairweather-estateagents.co.uk

