



The Valleys, Main Road, Stickney, Boston, PE22 8EE



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Freehold

£650,000



Key Features

- Architect designed detached home
- Open field rear view
- Over 3,400 square feet
- High-spec & energy efficient
- Showpiece kitchen/family room
- Luxury master suite & balcony
- Flexible living spaces
- Double garage & gardens
- EPC rating B



A breathtaking architect-designed new build, this exceptional detached residence combines cutting-edge design with luxurious living, all set on a generous plot in a sought-after village location with uninterrupted open field views to the rear.

Built to the highest specification, the property boasts outstanding energy efficiency, featuring high-performance glazing, solar panels and an air source heat pump powering underfloor heating to the ground floor and radiators upstairs.

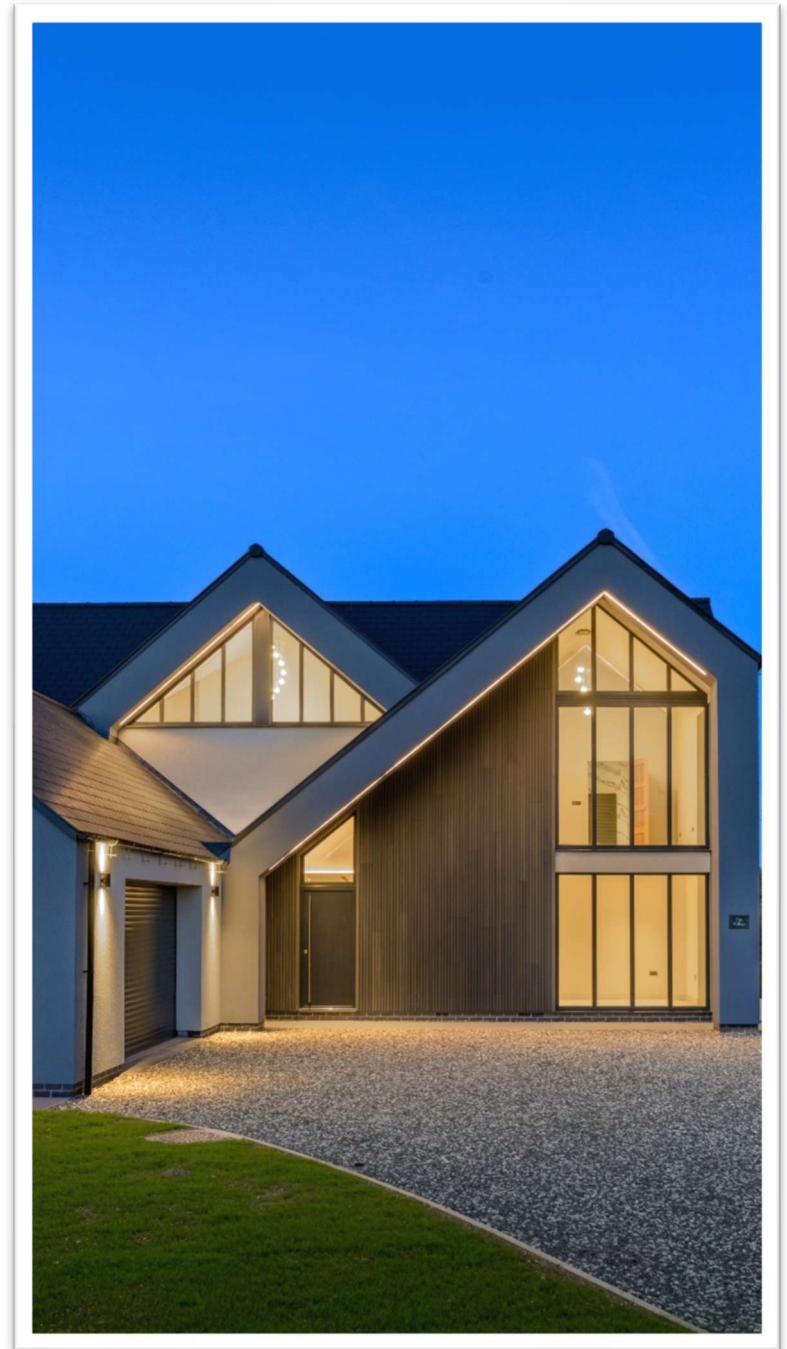
Extending to over 3,400 sq. ft., the accommodation is both spacious and beautifully appointed. The ground floor welcomes you with an impressive entrance hall with a vaulted ceiling, leading to a study, elegant lounge, formal dining room and a spectacular open-plan kitchen/family room. The kitchen is fitted with an extensive range of premium units and integrated appliances, while the family space enjoys bi-fold doors opening to the side and rear, flooding the room with light. A practical boot room, utility and cloakroom complete the ground floor.

Upstairs, the master suite is a true retreat, with vaulted ceiling, private balcony overlooking the garden and countryside beyond, a walk-in wardrobe and luxurious en-suite. A second bedroom also benefits from its own en-suite, while two further generously sized bedrooms are served by a stylish family bathroom with separate walk-in shower.

Outside, the property is approached via a large driveway with ample parking, leading to a double garage. To the rear, an enclosed garden offers the perfect setting for entertaining or enjoying the peaceful rural surroundings.

This remarkable home combines modern efficiency, contemporary design and exceptional attention to detail, making it one of the finest houses of its kind.

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ACCOMMODATION

Front entrance door with shaped window above through to the:

ENTRANCE HALL

Having inset ceiling spotlights, rooflight, tiled floor with underfloor heating, understairs storage cupboard, oak & glass staircase rising to first floor.

STUDY

3.95m x 3.01m (13'0" x 9'11")

Having full height windows to front elevation, further floor to ceiling window to side elevation and underfloor heating.

LOUNGE

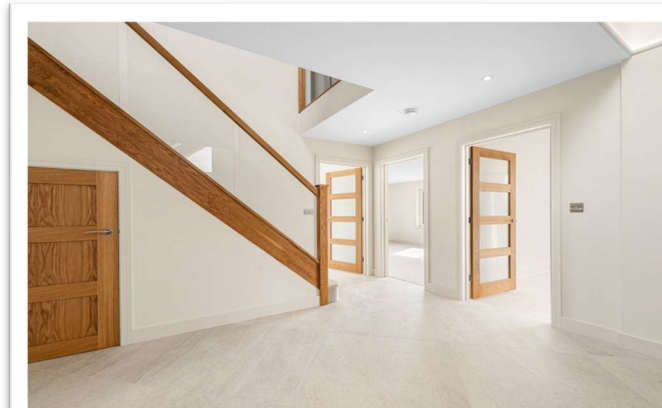
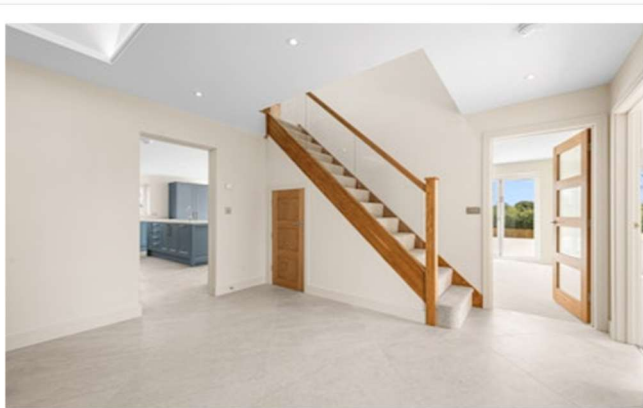
5.4m x 3.95m (17'8" x 13'0")

Having windows to side & rear elevations, inset ceiling spotlights and underfloor heating.

DINING ROOM

4m x 3.95m (13'1" x 13'0")

Having bi-fold doors to rear elevation, inset ceiling spotlights and underfloor heating. Glazed double doors through to the:



OPEN PLAN KITCHEN/FAMILY ROOM

11.34m x 5.96m (37'2" x 19'7")

Forming two areas comprising:

KITCHEN AREA

Having window to side elevation, inset ceiling spotlights, tiled floor with underfloor heating and large store off. Fitted with an extensive range of base & wall units with quartz work surfaces & upstands comprising: work surface with inset induction hob, cupboards & pan drawers under, cupboards & extractor over, tall unit to side housing two integrated electric ovens with drawer under, cupboard over. Work surface return with cupboards under, tall units to side incorporating integrated fridge & freezer. Further work surface with cupboards under, cupboards & glazed display units over. Island unit with undercounter sink & mixer tap, integrated dishwasher, cupboards & drawers under, breakfast bar to one side with further cupboards under. Opening to the:

FAMILY AREA

Having bi-fold doors to side & rear elevations, inset ceiling spotlights and continuation of tiled floor with underfloor heating.

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BOOT ROOM

3.86m x 1.88m (12'8" x 6'2")

Having part glazed door with side screen to side elevation, inset ceiling spotlights, tiled floor with underfloor heating, door to garage and fitted bench with storage under.

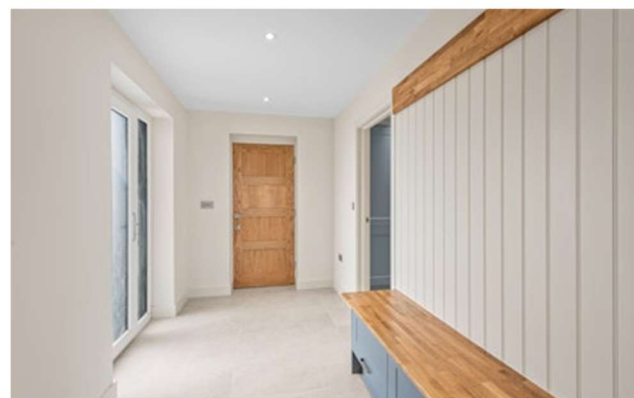
UTILITY

3.98m x 2.28m (13'1" x 7'6")

Having window & part glazed door to side elevation, inset ceiling spotlights, tiled floor with underfloor heating, access to roof space, work surface with inset 1 1/4 bowl ceramic sink & mixer tap, cupboards, drawers, space & plumbing for automatic washing machine under, cupboards over and tall units to side.

CLOAKROOM

Having window to side elevation, tiled floor with underfloor heating, close coupled WC and hand basin.



FIRST FLOOR LANDING

Having vaulted ceiling with shaped high level window to front elevation, inset ceiling spotlights and vertical radiator.

MASTER BEDROOM

6.12m x 4.5m (20'1" x 14'10")

(max including door recess) Having bi-fold doors to a balcony overlooking the rear garden, vaulted ceiling with skylights and two vertical radiators. Double doors to the:

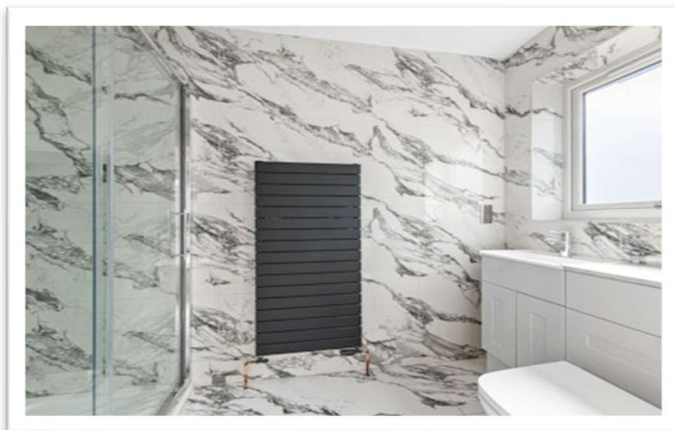
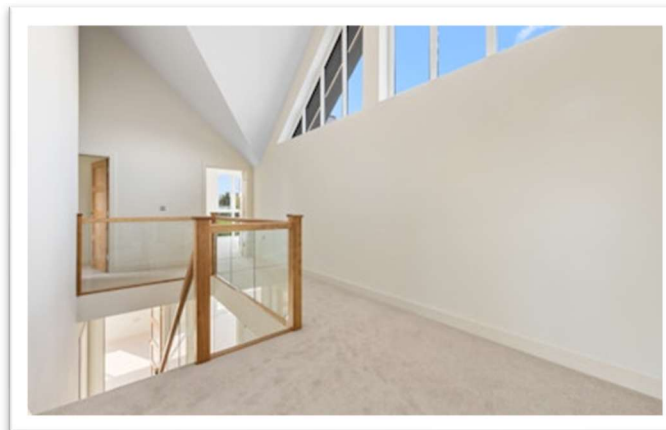
WALK-IN WARDROBE

4.2m x 1.6m (13'10" x 5'2")

EN-SUITE

3.4m x 1.52m (11'2" x 5'0")

Having window to side elevation, vertical radiator, tiled walls, tiled floor, extractor, shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.





BEDROOM TWO

4m x 3.98m (13'1" x 13'1")

Having vaulted ceiling with full height window to front elevation, floor to ceiling window to side elevation and vertical radiator.

EN-SUITE

2.9m x 1.5m (9'6" x 4'11")

Having window to side elevation, vertical radiator, tiled walls, tiled floor, shower enclosure with mixer shower fitting, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.

BEDROOM THREE

4.5m x 3.94m (14'10" x 12'11")

Having window to rear elevation and radiator.

BEDROOM FOUR

4.5m x 4m (14'10" x 13'1")

(max including door recess) Having window to rear elevation and radiator.

BATHROOM

3.4m x 3.38m (11'2" x 11'1")

Having window to side elevation, inset ceiling spotlights, tiled walls, tiled floor and extractor. Fitted with a suite comprising: panelled bath, tiled wall with shower behind, hand basin inset to vanity unit with drawers under and WC with concealed cistern & cupboards to side.



EXTERIOR

To the front of the property there is a lawned garden and a large gravelled driveway provides ample off-road parking leading to the:

DOUBLE GARAGE

6m x 6m (19'8" x 19'8")

Having electric roller door, light and power.

REAR GARDEN

Being enclosed and laid to lawn with a paved patio area.

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. The property has high performance glazing and ten solar panels.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

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Floorplan



Total area: approx. 321.1 sq. metres (3456.0 sq. feet)



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