



7, Fairfield Place, Partney
£515,000



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Willsons
— SINCE 1842 —

7, Fairfield Place, Partney, Spilsby
Lincolnshire, PE23 4PA

"AGENT'S COMMENTS"

This attractive, well designed modern home offers an abundance of kerbside appeal. Built in 2022 and incorporating a self-contained one bedroom ground floor annexe, the property is well-appointed on a spacious plot of circa 0.2 acres within a small development of bespoke contemporary homes. This property meets every need of modern-day living with a large, light and spacious living-dining-kitchen with bi-fold doors to the rear garden, two sizeable en-suite bedrooms, one of which offers a walk-in dressing room, fully enclosed south-facing rear garden, smart heat controls, data points to most rooms and a high grading Energy Performance score. The sleek design of this stylish home offers a high-end finish with quality fixtures, fittings and appliances throughout, is turn-key ready and is sold with the remaining 10-year NHBC warranty.

LOCATION

Partney is a small village situated in the Lincolnshire Wolds 'an area of outstanding natural beauty'. There is a primary school, public house, petrol station with convenience store and village hall, where a variety of clubs and groups meet. The village is on the Skegness to Lincoln Bus Route with regular services. The market town of Spilsby is approximately 2 miles to the south and has a doctor's surgery, supermarkets and a range of pubs and restaurants as well as secondary schools. Secondary and grammar schools can also be found at Horncastle, Alford and Skegness.

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124 West Street, Alford, Lincolnshire, LN13 9DR
T. 01507 621111 | E. alford@willsons-property.co.uk
<https://www.willsons-property.co.uk>



Front of Property

Set predominantly to lawn, with wide gravelled driveway providing ample off-road parking, slabbed pathway leading to to the entrance porch, front and side of the property, pedestrian gates to either side, landscaped borders of ornamental palms, grasses and plants, small feature trees, external smart lighting, wall tap and side boundaries of fencing.

Entrance Hallway

Accessed via partially glazed external door with fully glazed side panel of obscured glass, intruder alarm, recessed downlighting, tiled flooring with underfloor heating to zoned room thermostat and French doors flowing onwards to the heart of the home, being the spacious kitchen dining living space.

Living Dining Kitchen

14'7" max x 25'5" max (4.45m max x 7.77m max)

Offering a high-end finish, this well designed 'L' shaped kitchen dining living area is the epitome of style and modern day living. With solid quartz worktops, quality integrated appliances and an island seating area, this kitchen is an ergonomic pleasure to enjoy. With an extensive range of matching wall and base units with bespoke storage to ensure no space is left unutilised, integrated Neff induction hob, eye level double oven and grill with stainless extractor over, high quality quartz worktop with corresponding upstands, undermounted sink with mixer tap and moulded drainer, space and plumbing for American style fridge freezer and integrated dishwasher. Corresponding concealed utility area with space and plumbing for two under-counter appliances, dining island providing breakfast bar style seating with additional storage to include integrated pull-out waste refuse drawer and fully tiled floor with underfloor heating to zoned room thermostat. Offering a triple aspect, this light and bright space with recessed downlighting provides an in-door/out-door living experience with attractive vaulted ceilings and bi-fold doors accessing the rear patio and south facing private garden. The true heart of a modern day home.

Living Room

13'9" x 22'3" (including bay window) (4.2m x 6.8m (including bay window))

Triple aspect room with feature bay window to the front of the property, further aspects to either side and carpeted flooring with underfloor heating to zoned room thermostat.

Master Bedroom

11'5" x 17'0" max (3.5m x 5.2m max)

With bespoke built-in wardrobes which incorporates a concealed television point and socket, radiator, high-level vaulted ceilings, recessed downlighting, window to the front of the property and carpeted flooring.

Master En Suite

5'2" x 9'10" (1.6m x 3.0m)

Full width walk-in fully glazed shower enclosure with rainfall shower and additional handset, Hansgrohe smart controls, low-level shower tray, back-to-wall design WC with soft-close toilet seat, wall-hung wash basin with mixer tap, illuminated demisting mirrored wall cabinet, chrome towel radiator, extractor fan, recessed downlighting, partially tiled walls, obscured window to the side of the property and tiled flooring.

Bedroom Two

13'9" x 14'1" (4.2m x 4.3m)

With dormer window and and partially vaulted ceilings, radiator, recessed downlighting and carpeted flooring.

Bedroom Two En- Suite

5'2" x 9'6" (1.6m x 2.9m)

Full width walk-in fully glazed shower enclosure with rainfall shower and additional handset, Hansgrohe smart controls, low-level shower tray, back-to-wall design WC, wall-hung wash basin with mixer tap, illuminated demisting mirrored wall cabinet, chrome towel radiator, extractor fan, recessed downlighting, partially tiled walls, Velux style skylight and tiled flooring.

Walk-In Wardrobe / Nursery / Study

14'1" x 8'2" (4.3m x 2.5m)

With vaulted ceilings, two Velux style skylights and carpeted flooring.



Landing

With dormer window and partially vaulted ceilings, radiator, recessed downlighting, airing cupboard and carpeted flooring.

Bathroom

5'2" x 9'10" (1.6m x 3.0m)

Bath with mixer tap and Hansgrohne rainfall shower over plus additional handset, glazed shower screen, back-to-wall design WC, wall-hung wash basin with mixer tap, illuminated demisting mirrored wall cabinet, chrome towel radiator, extractor fan, recessed downlighting, partially tiled walls, Velux style skylight and tiled flooring.

Bedroom Three

10'9" x 11'5" (3.3m x 3.5m)

With partially vaulted ceilings, radiator, storage to the eaves, loft access, recessed downlighting, window to the side of the property and carpeted flooring.

Annexe Kitchen

9'6" x 9'10" (2.9m x 3m)

With a range of wall and base units that correspond with the main kitchen, integrated Neff induction hob, oven and grill with stainless extractor over, solid quartz worktop with corresponding upstands, undermounted sink with mixer tap and moulded drainer, space for under-counter fridge, recessed downlighting, walk-in cupboard housing heating and property media connectivity datapoint controls, window and partially glazed door to the rear annex garden and fully tiled floor with underfloor heating to zoned room thermostat.

Annexe WC

Modern back-to-wall design WC, sink with mixer tap and tiled splash back, fully tiled floor with underfloor heating.

Annexe Hallway

With radiator, recessed downlighting, walk-in airing cupboard housing Ideal hot water tank, water softener, vinyl flooring with underfloor heating and partially glazed external door to the rear garden.

Annexe Living Room

14'5" x 11'1" (4.4m x 3.4m)

Living space with dual access from the main entrance hallway and direct access from the the annexe, with window to the front of the property and vinyl flooring with underfloor heating to zoned room thermostat.

Annexe Bedroom

9'2" x 10'2" (2.8m x 3.1m)

With custom-made integrated wardrobes for optimal design and space, radiator, room thermostat. two windows to the side of the property and laminate flooring.

Annexe En Suite

8'10" x 3'1" (2.7m x 0.95m)

Glazed shower enclosure with direct feed Hansgrohne rainfall shower with additional handset, low-level shower tray, wall-hung wash basin with mixer tap, illuminated demisting mirrored wall cabinet, chrome towel radiator, tiled walls, extractor fan, recessed downlighting and vinyl flooring with underfloor heating.

Rear Garden

This property offers a south-facing private garden to the rear which is mostly laid to lawn with two areas of patio adjacent to the property, (one of which is well appointed to be the garden to the annexe), areas of vegetable beds, borders of flowers and plants, two small outbuildings and a large kennel (all available by separate negotiation), external power and smart lighting, access to either side of the property and fully enclosed boundaries of fencing with additional screening of hedging.

Integral Storage

There is an area of storage to the front of the property, which has concrete flooring accessed via a Gliderol electric garage door.

Additional Information

The property was built in 2022 and comes with the remaining ten-year NHBC Warranty and is subject to a management charge over the private Development which is yet to be established. The current owners rent the annexe as a successful holiday let as an additional source of income.



Tenure and Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains water, electricity and drainage are connected to the property. Heating is via an LPG gas boiler. The use of LPG is metered and serviced from a community tank for the development.

Local Authority

The main property has a Council Tax Band 'D'. The annex to the property has a Council Tax Band 'A' both of which are payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Energy Performance Certificate

The property has an energy rating of 'B'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0194-3904-4302-2432-8204.

Directions

From the A16 Louth to Boston road, on reaching "Partney Roundabout" the meeting of the A158 and A16, turn onto the A158 towards Skegness, then turn immediately left onto Sausthorpe Road, bearing right onto Skegness Road at the centre of the village. Fairfield Place can be found on the left after 120m, with the property being the first on the right.
What3words:///partly.imposes.realm

Viewing

Viewing is strictly by appointment with the Alford office at the address shown below.





FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

