



# Floor Plan

this property or require further information.

**gniw**9i**V** 

on 01733 212305 if you wish to arrange a viewing appointment for Please contact our City & County Estate Agents - Crowland Office



## Energy Efficiency Graph



Distainer Important Notice In accordance with the Property Misdescriptions Act. (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer on contract. We have not carried by your soliculty of any guarantee AII photographs, measurements floorplans and distances referred to are given as a guide only and should not be refer do not any three services. They are not intended to are given as a guide only and should not be refer do not be refer and to any and should not be refer derard and continued by your soliculty of any guarantee AII photographs, measurements floorplans and strates details, service drange and ground rent (where applicable) are given as a guide only and should not be refer do any and should not be refer do any and should be doed and continued by your soliculty prior to exchange of contracts. Integry wassurements floorplans and strates of states details, service drange and ground rent (where applicable) are given as a guide only and should be doed and continued by your soliculty prior to exchange of contracts. After or the states of any and should be doed and continued by your soliculty prior to exchange of contracts. After or the states of a states of any and should be the doed and continued by your soliculty prior to exchange of only and should prior and the services. The property of the property

#### **Dowsdale Bank**

### Whaplode Drove, Spalding, PE12 0UA

City and County Crowland are delighted to offer for sale, Phase I of this small brand new residential development (six units) located on a former chicken farm, off Dowsdale Bank in Shepeau Stow, a small hamlet in the South Holland district of Lincolnshire approximately five miles east of Crowland. Plots I and 2 are still under construction with completion planned for November 2023.

Many bespoke and individual features, including air source heat pump central heating, with stunning grey Egyptian limestone tiles downstairs, and underfloor heating. A fully fitted modern kitchen with a range of blue fronted base and eye level units, complimented by oak and quartz worksurfaces over, integrated dishwasher, twin NEF hide and slide electric ovens, washing machine plus a fridge freezer. Oak staircase to a galleried landing, radiator heating upstairs. The master bedroom has the benefit of a dressing room, and a luxury en-suite, and a further en-suite to bedroom two. There is a family four-piece suite bathroom, with bespoke sanitary ware and luxury vinyl flooring, and a heated towel rail included. Oak internal doors with complimentary brushed steel furniture. Outside to the front is a substantial gravel driveway providing ample parking, and a double sized car port with a three phase electric charging point. Enclosed garden to the rear.

\*Both properties are of similar size however, slightly different in layout and aspect, so therefore viewing is advised to fully appreciate. Please note all properties will have an eight year global home warranty.













#### **Entrance Hall** 9'5" × 21'8"

**Living Room** 13'4" × 21'5"

**Office/Study** 7'9"×9'1"

**Cloakroom** 10'0" × 3'3"

**Utility Room** 8'2" × 5'4"

**Kitchen** 20'9" × 11'10"

**Breakfast/Family Room** 12'6" × 13'7"

**Landing** 9'4" x 4'7"

**Hallway** 8'5" × 3'6"

**Entrance To Master Bedroom** 3'6" × 3'9"

Master Bedroom



12'0" × 10'7"

**Dressing Room** 8'2" × 5'2"

**En-Suite** 8'2" × 5'1"

> **Bedroom Two** |3'4" × |0'7"

**Bedroom Three** |3'4" × 10'6"

**Bathroom** 12'4" × 6'9"

**Bedroom Four** 8'5" × 10'7"

**EPC - Awaiting** 

**Tenure - Freehold** 

Please Note: Images will be updated as the building progresses.