



Dowsdale Bank  
Shepeau Stow, Spalding, PE12 0TZ

Guide Price £515,000 - Freehold , Tax Band - D

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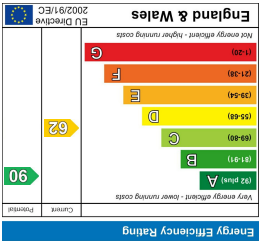
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

Disclaimer 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 or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENCING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



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Beautifully presented detached, former farmhouse, set amongst approximately 0.65 acre of superb mature lawns and gardens, with the backdrop of the Lincolnshire countryside. The property has been extended on the ground floor to the rear. A family home comprising 2000sq ft of accommodation starts with a newly-fitted front door, entrance hall, a generous sized office, and a 20ft living room with French doors leading onto a patio area. Stylish kitchen with integrated dishwasher, fridge, double oven/grill and electric hob with extractor complimented by polished granite work surfaces, oak breakfast bar. Open through to a stunning dining area, benefiting from fabulous dual aspect garden views. Generous sized utility room with a matching range of wall and base units. A modern two-piece suite cloakroom, an additional air-conditioned reception room, currently used as a snug/second office. Internal door leading to the double garage, with power sockets, lighting and electric garage door. Galleried landing to three further double bedrooms, plus a generously sized four piece suite bathroom, and the master benefiting from a modern three-piece en-suite shower room.

Outside to the front, there is five bar gated access, leading to a substantial gravel driveway, parking for multiple vehicles, electric car charging point. Private, enclosed, mature, well-kept gardens mainly laid to lawn, with a stunning log cabin/garden room – currently used as a gym and hobby room. The garden also features various established fruit trees. The current vendors used to keep chickens and the bespoke hen accommodation is included. To the right-hand side elevation of the property is a large canopy/car port/additional driveway, with gated pedestrian access to the rear. The rear garden can also be accessed via double gates to the left of the property.

A stunning family home with versatile accommodation, set amongst beautiful gardens with countryside views. Viewing advised to fully appreciate this splendid home

- Entrance Hall  
2.07 x 3.19 (6'9" x 10'5")
- Living Room  
3.68 x 6.53 (12'0" x 21'5")
- Office  
3.22 x 3.20 (10'6" x 10'5")
- Kitchen/Dining Room  
5.55 x 3.13 (18'2" x 10'3")
- Kitchen/Dining Room  
3.17 x 4.45 (10'4" x 14'7")
- Utility Room  
4.90 x 2.01 (16'0" x 6'7")
- Snug/Bedroom Four  
4.47 x 4.43 (14'7" x 14'6")  
Currently being used as a snug/second office and previously used as a fourth bedroom.
- WC  
2.08 x 1.07 (6'9" x 3'6")
- Garage  
4.95 x 5.14 (16'2" x 16'10")
- Landing  
2.05 x 4.56 (6'8" x 14'11")
- Master Bedroom  
3.70 x 3.88 (12'1" x 12'8")
- En-Suite  
2.78 x 1.78 (9'1" x 5'10")
- Bedroom Two  
3.24 x 3.24 (10'7" x 10'7")



- Bedroom Three  
3.69 x 2.39 (12'1" x 7'10")
- Bathroom  
2.52 x 3.13 (8'3" x 10'3")
- Outbuildings:
- Log Cabin  
5 x 2.5 (16'4" x 8'2")
- Shed One  
3.66 x 2.44 (12'0" x 8'0")
- Shed Two  
3.05 x 1.83 (10'0" x 6'0")
- Shed Three  
1.83 x 1.22 (6'0" x 4'0")
- EPC: D  
62/90
- Tenure: Freehold
- IMPORTANT LEGAL INFORMATION
- Construction: Standard
- Accessibility / Adaptations: Wheelchair Accessible
- Building safety: No
- Known planning considerations: None
- Flooded in the last 5 years: No
- Sources of flooding: n/a
- Flood defences: No
- Coastal erosion: No
- On a coalfield: No
- Impacted by the effect of other mining activity: No
- Conservation area: No
- Lease restrictions: No
- Listed building: No
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: Yes - The transferee will not use or permit or suffer to be used the Property or any part thereof otherwise than as a single private dwellinghouse in the occupation of one family.
- Business from property: No
- Property subletting: No
- Tree preservation order: No
- Other: No
- Right of way public: No
- Right of way private: No
- Registered easements: No
- Shared driveway: No
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Double Garage, Driveway Private, Off Street
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Septic Tank
- Heating: Oil
- Internet connection: Fixed Wireless
- Internet Speed: up to 27Mbps
- Mobile Coverage: O2 - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

