



FIELD VIEW MAIN STREET HOWSHAM, LN7 6LD

£430,000
FREEHOLD

Announcing 'Field View'.

A well planned and designed new home with flexible living areas and beautiful finishes throughout.



WWW.BILTONS.CO.UK
01724 642002

FIELD VIEW



Description

With four spacious bedrooms and three well-appointed bathrooms, this property is designed to accommodate families of all sizes and lifestyles, offering an impressive 2867 sqft of modern living space in all.

The superb open plan living and dining kitchen area is the first of many standout features of this incredible property - serving as the heart of the home. This inviting space is bright, airy and features a focal fireplace with an inset log burner and is just perfect for cosy evenings. The layout is thoughtfully designed to provide flexibility, making it ideal for multigenerational living or hosting guests, with a convenient ground floor fourth bedroom and beautiful family bathroom. The ground floor ambience is further enhanced by the underfloor heating throughout.

Rising to the first floor, the space continues to impress. Boasting a stunning master bedroom suite, complete with a feature window that floods the room with natural light and a luxurious ensuite bathroom. Additionally, there are two further double bedrooms and a family bathroom, ensuring ample space for everyone.

Outside, featuring an integral double garage and a reception driveway that can easily accommodate numerous vehicles and the enclosed wraparound gardens provide a private outdoor space for relaxation and recreation, making it perfect for families and entertaining.

This exceptional new build home combines modern

design with practical living arrangements, all set in a picturesque location. It is a rare opportunity to secure a beautiful property in Howsham, offering both comfort and style for years to come.

Entrance

Opening into a bright and welcoming hallway that opens onto the Lounge with a useful cloaks cupboard to the right.

Lounge

A fantastic sized room for entertaining, the Lounge enjoys a bay window to the front and two further windows to the side elevations and an oak staircase rising to the first floor. The Inner Hallway leads to the rest of the impressively spacious living accommodation.

Open Plan Living Dining Kitchen

An inviting and superbly planned open plan living dining kitchen area that is the heart of the home. With a feature fireplace, inset logburner and rustic bespoke mantle, fully length windows to the rear and side complete with double French style doors that open onto the large paved patio area. This incredible family space offers ample room for a large dining table and chairs and comfy sofas and armchairs to enjoy the warmth and ambience from the woodburning stove in the colder months and the glory of the summer sunshine. The Kitchen area offers a beautiful yet functional culinary zone with a comprehensive range of fitted units to base and eye level, contrasting quartz work surfaces over, kickboard feature lighting and a hardwood topped breakfast bar area. Integral appliances include two electric fan ovens, microwave, dishwasher, fridge freezer and 5 ring induction hob with stylish extractor hood above.

Utility Room

With fitted units above the American style fridge freezer alcove that moves onto further fitted units with contrasting wood worksurface over, inset sink unit and space for washing machine. This useful area concludes with a side access door and window.

Ground Floor Bedroom

Offering the versatility for multi-generational living or to be utilised as a Gym, Hobby Room or Office with a window to the side

Ground Floor Bathroom

The luxury ground floor bathroom consists of a vanity wash hand basin with beauty lit vanity mirror above, WC, shaped freestanding bath with central mixer tap and separate handheld shower - wand and a large walk in shower cubicle with sliding entrance door, direct feed rainfall shower and separate handheld shower-wand. Frosted window to the rear.

First Floor Landing

Leading to all principal first floor rooms with storage closet.

Master Bedroom Suite

A breath-taking room with full length feature window that provides the most incredible vista across to the Wolds. With access to the ensuite via fitted dressing cupboards.

Ensuite

A well proportioned ensuite consisting of a vanity wash hand basin, WC and a large walk in shower cubicle with sliding entrance door, direct feed rainfall shower and separate handheld shower-wand. Velux style window to the side.

Bedroom Two

Of epic proportions, this large and bright bedroom enjoys dual aspect views. Originally designed to be two bedrooms and could be easily adapted if required.

Bedroom Three

The final bedroom is also of a generous size and includes velux style windows to each side and a window to the front.

First Floor Bathroom

A spacious family bathroom consisting of a vanity wash hand basin with beauty lit vanity mirror above, WC, shaped freestanding bath with central mixer tap and separate handheld shower - wand and a large walk in shower cubicle with sliding entrance door, direct feed rainfall shower and separate handheld shower-wand. Velux style window to the side.

Outside

With external uplighting, the front of the property offers a reception parking area that in turn, provides access for numerous vehicles with ease and leads to the integral double garage. With a wraparound plot, fully enclosed and gated for privacy and ease of access, set predominately to lawn with paved pathway and extensive patio to the rear.

Garage

With electric roller door, power, lighting and access to the property and the boiler room.

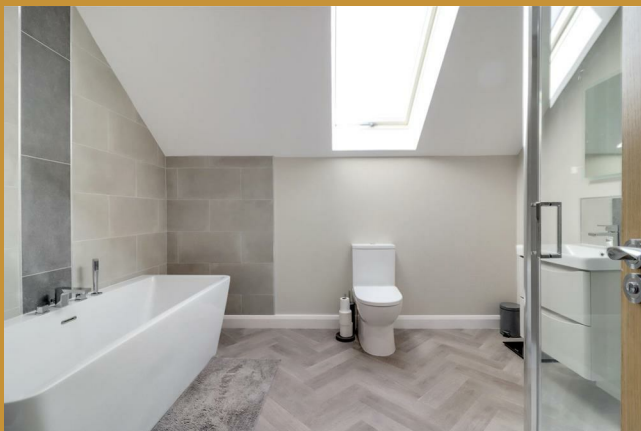
Boiler Room

Housing the central heating systems and plant workings.

FIELD VIEW



FIELD VIEW



FIELD VIEW

ADDITIONAL INFORMATION

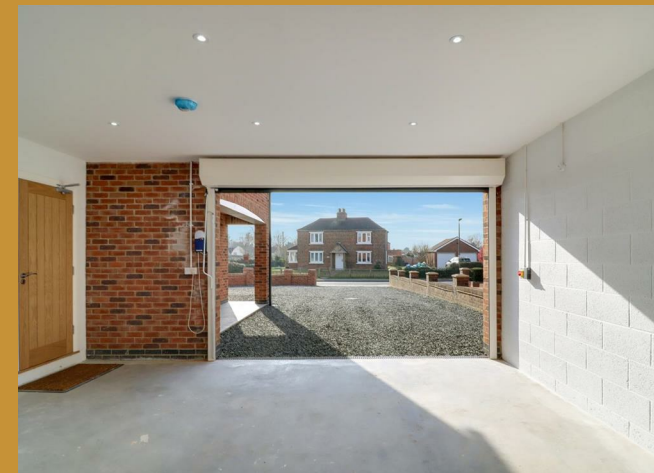
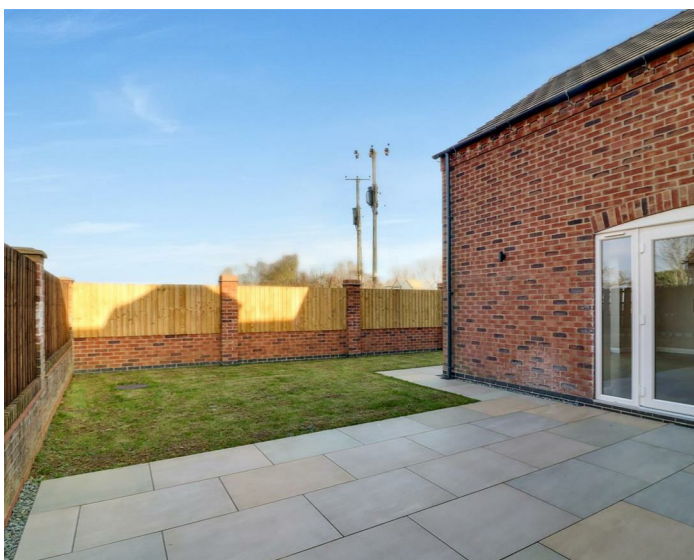
Local Authority – West Lindsey

Council Tax – Band E

Viewings – By Appointment Only

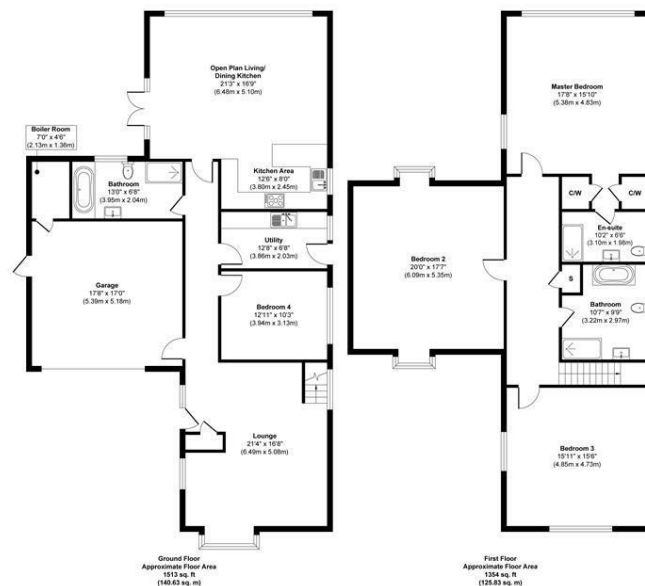
Floor Area – 2867.00 sq ft

Tenure – Freehold





Main Street Howsham



Approx. Gross Internal Floor Area 2867 sq. ft / 266.46 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B	81	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

sophie@biltons.co.uk

07789211510

<https://biltons.co.uk/>



WWW.BILTONS.CO.UK

01724 642002