



Barn Lodge Bainton Green Road, Ashton

Stamford





## Kitchen, Dining & Living Spaces

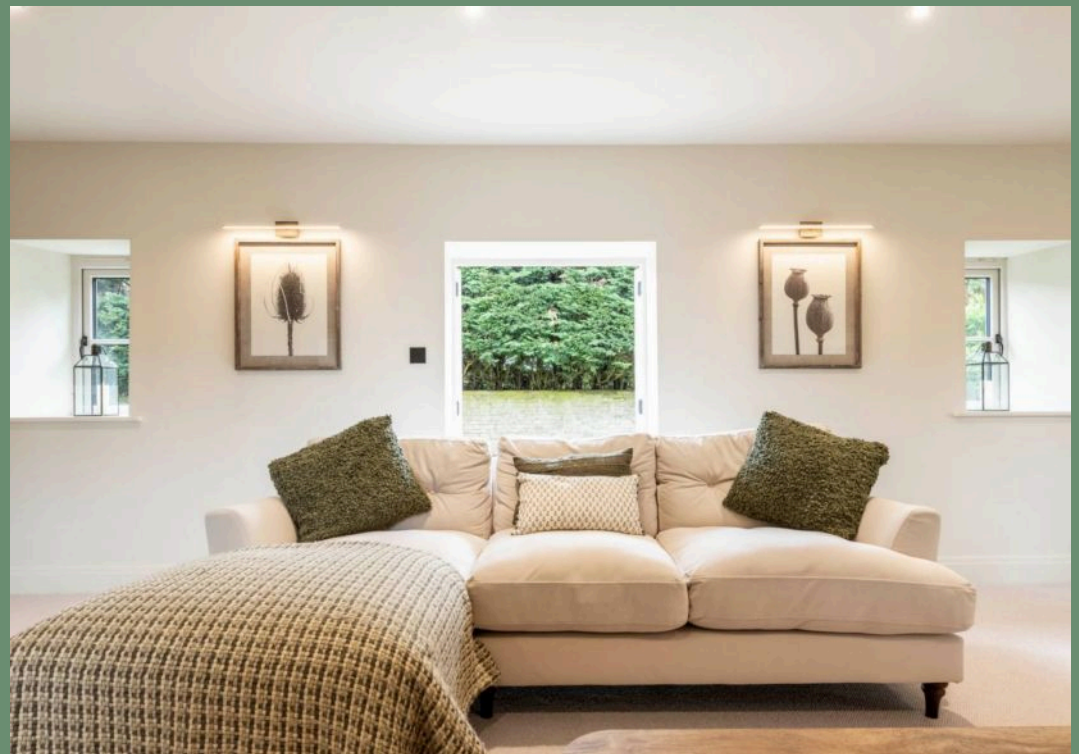
- The kitchen has been handmade and is outstanding quality featuring a new electric AGA, 2 Dishwashers and a full height Fridge and separate Freezer.
- As per every fabulous kitchen it comes with a bespoke built pantry, a lovely touch.
- The open plan dining area and living space is an entertainers dream providing a huge amount of space with Bi-fold doors seamlessly opening up to the garden.
- A wood burning stove is a beautiful touch for the cosy nights in.
- A formal lounge provides an adult oasis, beautifully decorated with double doors to the garden and a wood burning stove for the cosy nights in.



## Utility, Downstairs Shower Room & Boot Room

- The home provides a separate utility room, downstairs shower room and boot room all accessed from the rear of the home with an entrance to the kitchen. Perfectly designed for growing families.









## Bedrooms & Bathrooms

- The first floor of this exemplary home features 4 double bedrooms with 3 bathrooms.
- The master suite is a true retreat featuring a dressing room and a beautifully finished ensuite shower room.
- Bedroom 2 also features an en-suite shower room whilst the two remaining doubles share the luxurious family bathroom finished with a Lusso stone four piece suite.
- An air circulation system driven by the Air Source Heat Pump provides an ambient temperature to all of the bedrooms, thermostatically operated.



## Outside Spaces

- The rear garden is completely enclosed and a quiet retreat, finished and landscaped to a superior quality. The garden also features a secluded further seating area to the side of the home.
- There is ample off road parking as well as a double garage to the side of the home.







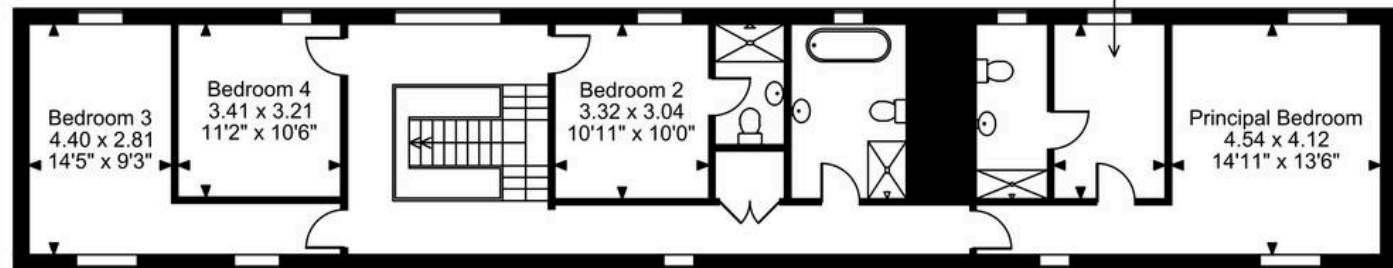
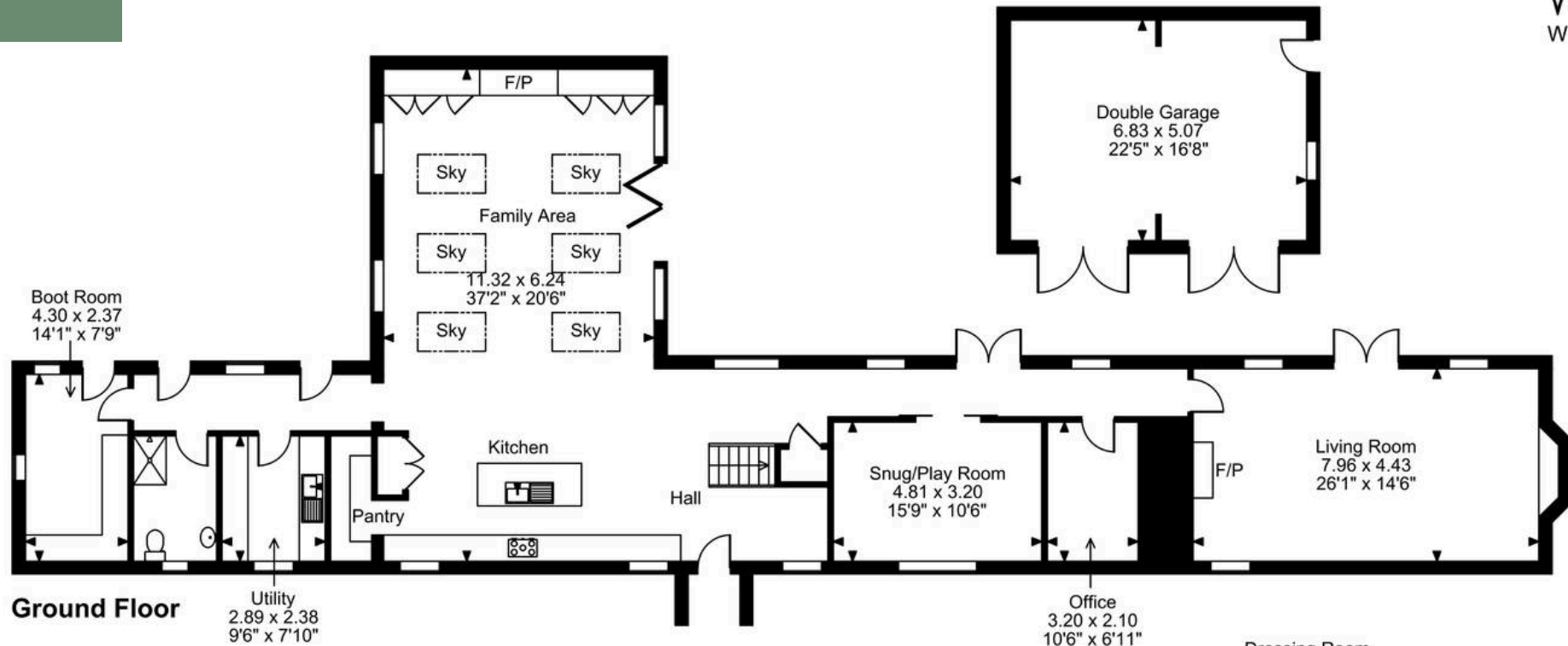
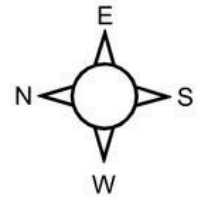
**Barn Lodge, Bainton Green Road, Ashton, Stamford**

**Approximate Gross Internal Area**

**Main House = 3368 Sq Ft/313 Sq M**

**Garage = 373 Sq Ft/35 Sq M**

**Total = 3741 Sq Ft/348 Sq M**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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