



## PLOT 1 HIGGINS CLOSE HIGGINS CLOSE

SPALDING, PE12 6AH

**£749,999**  
FREEHOLD

Welcome to this exquisite property located in the charming village of Cowbit through a gated entrance offers both security and privacy, giving you peace of mind. This stunning detached house boasts three reception rooms, perfect for entertaining guests or relaxing with the family. With five spacious bedrooms and three modern bathrooms, there is ample space for everyone to enjoy.

Buyers who secure the property early will have the unique opportunity to personalize the fittings and fixtures, adding their own touch to this exceptional home.

Step inside this high-quality traditional new build and be greeted by a sense of luxury and comfort. The property exudes elegance and style, making it the ideal choice for those looking for a large executive family home.





# PLOT 1 HIGGINS CLOSE

• HIGH QUALITY TRADITIONAL NEW BUILD  
PROPERTY • PRIVATE AND SECURE GATED SITE WITH  
ONLY THREE HOUSES • FITTED ALARM AND  
SECURITY • ENERGY EFFICIENT AIR SOURCE HEATING  
WITH UNDERFLOOR HEATING • STUNNING OPEN PLAN  
KITCHEN WITH HIGH END FITTED APPLIANCES • 2 EN-  
SUITE BATHROOMS • ENCLOSED REAR  
GARDENS • EXCELLENT COMMUTER ROUTES TO  
PETERBOROUGH AND LONDON • SUPER FAST  
BROADBAND • EARLY BUYERS CAN HAVE INPUT INTO  
THE FINISH OF THE PROPERTY



## Summary

Welcome to this exquisite property located in the charming village of Stonegate, Cowbit, Spalding. This stunning detached house boasts three reception rooms, perfect for entertaining guests or relaxing with the family. With five spacious bedrooms and three modern bathrooms, there is ample space for everyone to enjoy.

Step inside this high-quality traditional new build and be greeted by a sense of luxury and comfort. The property exudes elegance and style, making it the ideal choice for those looking for a large executive family home.

One of the standout features of this property is the air source heat pumps, providing an eco-friendly and efficient way to heat the home with underfloor heating. Additionally, the gated entrance offers both security and privacy, giving you peace of mind.

Located in the excellent and popular village of Stonegate, Cowbit, this property combines the tranquillity of village life with the convenience of modern amenities. Don't miss this opportunity to own a piece of luxury in this sought-after location.

## Entrance Hallway

Step into the grandeur of this luxury home through an impressive entrance hallway that sets the tone for elegance and sophistication. A striking feature staircase, crafted with meticulous attention to detail, ascends gracefully, serving as the

centerpiece of this welcoming space. The full-height glass frontage floods the hallway with natural light, creating a bright and airy ambiance while offering a glimpse of the landscaped surroundings. Thoughtfully designed to make a lasting impression, this hallway perfectly blends modern style with timeless appeal, inviting guests to experience the quality and warmth that defines this exceptional property.

## Living Room

This elegant living room provides a sophisticated yet comfortable retreat, thoughtfully designed for both relaxation and entertaining. Flooded with natural light from expansive windows, the room's airy layout enhances the sense of space and serenity. High-end finishes and quality craftsmanship are evident throughout, with attention to detail that reflects the luxury of the home. The versatile layout allows for various furniture arrangements, and the option to install a feature fireplace creates an inviting focal point. Perfectly balancing warmth and style, this living room offers a haven to unwind in comfort and elegance.

## WC

Conveniently located near the home office, this stylish downstairs WC. Featuring high-quality fixtures and finishes, the space includes a sleek vanity unit with ample storage and a contemporary wash basin. This WC combines functionality with refined aesthetics, providing an ideal, well-appointed convenience area for both residents and guests.

## At Home Office

This dedicated home office offers a quiet and sophisticated workspace within this luxury family residence. Thoughtfully designed to balance comfort and productivity, the room is spacious and filled with natural light, creating an inviting atmosphere for work or study. Premium finishes with ample room to add storage to keep the area both organized and clutter-free, while flexible layout options allow for a personalized desk and seating arrangement. Ideal for remote work, the room is situated for privacy and features fast connectivity options, making it a practical yet stylish addition to this elegant Lincolnshire home.

## Kitchen/Diner/Family Room

The heart of this luxury home, this expansive open plan kitchen, dining, and family area is designed for both daily living and entertaining. Beautifully finished with high-quality quartz worktops and ample cabinetry, this space offers generous storage solutions that keep everything organized and accessible. A central kitchen island adds both style and functionality, perfect for cooking, casual dining, or social gatherings. High-end fitted appliances, including two eye-level ovens, cater to the demands of modern culinary needs, while underfloor heating ensures a warm and inviting atmosphere year-round.

Bi-fold doors flood the room with natural light and create a seamless transition to the landscaped rear garden, blending indoor and outdoor living.

## Utility

This spacious utility room combines functionality with luxury, designed to meet the demands of modern living in style. With underfloor heating throughout, the room provides year-round comfort and a practical workspace for laundry and storage needs. Thoughtfully located with easy access to both the kitchen and garage, it is fitted with high-quality cabinetry, ample counter space, and designated areas for appliances. This utility room brings both practicality and elegance, seamlessly blending with the refined finishes found throughout the rest of the property.

## Double Garage

Spanning an impressive 21'4" x 18'7", this fully insulated and spacious double garage offers convenient access and high-quality finishes in keeping with the executive standards of this home. The garage is equipped with an electric opening roller door, ensuring ease and security. Located adjacent to the utility room, this versatile space is perfect for vehicle storage or a workshop area, providing practical access and seamless integration with the rest of the property.

## Landing

Large landing, featuring full height glass frontage making a striking impression and allowing natural light into the property.

## Bedroom 1 With Dressing Area

This expansive master bedroom suite epitomizes luxury and comfort, providing a serene retreat within the home. The spacious bedroom is designed for relaxation, with ample room for a seating area and large windows that fill the space with natural light. A separate dressing room offers generous, beautifully appointed storage, ensuring that everything has its place in this sophisticated suite. The adjoining ensuite shower room boasts premium fixtures, a large walk-in shower, and elegant finishes, creating a spa-like experience. Every element of the master suite has been thoughtfully crafted to provide an indulgent yet functional sanctuary.

## En-suite Shower Room

The master ensuite shower room combines luxury and

functionality in a beautifully designed space. A sleek, frameless walk-in shower with a rainfall showerhead serves as the centerpiece, surrounded by elegant, high-quality tiling that exudes a spa-like ambiance. A modern vanity unit with soft-close drawers provides ample storage, while an illuminated mirror adds both style and practical lighting. Heated towel rails, and underfloor heating ensure comfort and warmth year-round. Thoughtfully crafted to balance aesthetic appeal and convenience, this ensuite shower room offers a tranquil, private retreat within the master suite.

## Bedroom 2

Bedroom 2 offers a luxurious, self-contained retreat, complete with its own ensuite bathroom and a private dressing room. Spacious and elegantly finished, this bedroom provides comfort and style, ideal for family members or guests. The dedicated dressing room creating a streamlined, clutter-free space for organizing wardrobe essentials. The ensuite bathroom is beautifully appointed with modern fixtures, a walk-in shower, and sophisticated tiling, delivering both convenience and a touch of indulgence. This thoughtfully designed suite combines functionality with luxury, ensuring a comfortable, private sanctuary for any occupant.

## Dressing Area Bedroom 2

Allowing for additional storage to bedroom 2 and a spacious dressing area.

## En-suite Shower Room 2

This stylish ensuite shower room offers a blend of modern elegance and practicality, designed to enhance the comfort of Bedroom 2. The space features a spacious walk-in shower with a sleek glass enclosure and a rainfall showerhead, providing a refreshing and invigorating experience. Premium tiling creates a sophisticated atmosphere, complemented by contemporary fixtures that add a touch of luxury. A well-appointed vanity with ample storage and an illuminated mirror ensures convenience, while thoughtful details like a heated towel rail enhance comfort. This ensuite shower room is a perfect retreat, providing a tranquil and private space for relaxation.

## Bedroom 3

This generously sized double bedroom offers a perfect blend of comfort and versatility, making it an ideal space for kids. The room features large windows that invite plenty of natural light, creating an airy and welcoming atmosphere. Ample floor space allows for various furniture arrangements, whether you prefer a cozy reading nook or additional storage solutions. Thoughtful finishes and neutral décor provide a sophisticated backdrop, while the room's layout ensures privacy and comfort. Bedroom 3 is designed to be a functional yet inviting sanctuary within this luxury home.

## Bedroom 4

This inviting double bedroom is designed to provide both comfort and versatility, making it a perfect space for family members or guests. Generously sized, the room features large windows that allow natural light to flood in, creating a warm and welcoming ambiance. The neutral decor and high-quality finishes enhance the sense of tranquility, while ample floor space accommodates various furniture arrangements, including a cozy bed, a desk, or additional storage solutions. Whether used as a children's room, a guest suite, or a peaceful retreat, Bedroom 4 combines functionality with elegance, making it a delightful addition to this luxury home.

## Bedroom 5

This thoughtfully designed bedroom offers a cozy and functional space, perfect for a child's room, guest suite, or a home office. It provides ample room for essential furnishings, including a comfortable bed and storage solutions. Large windows create a bright and inviting atmosphere, while the tasteful decor and quality finishes contribute to a sense of warmth and style. Bedroom 5 strikes the ideal balance between practicality and comfort, making it a versatile addition to this luxurious family home.

## Bathroom

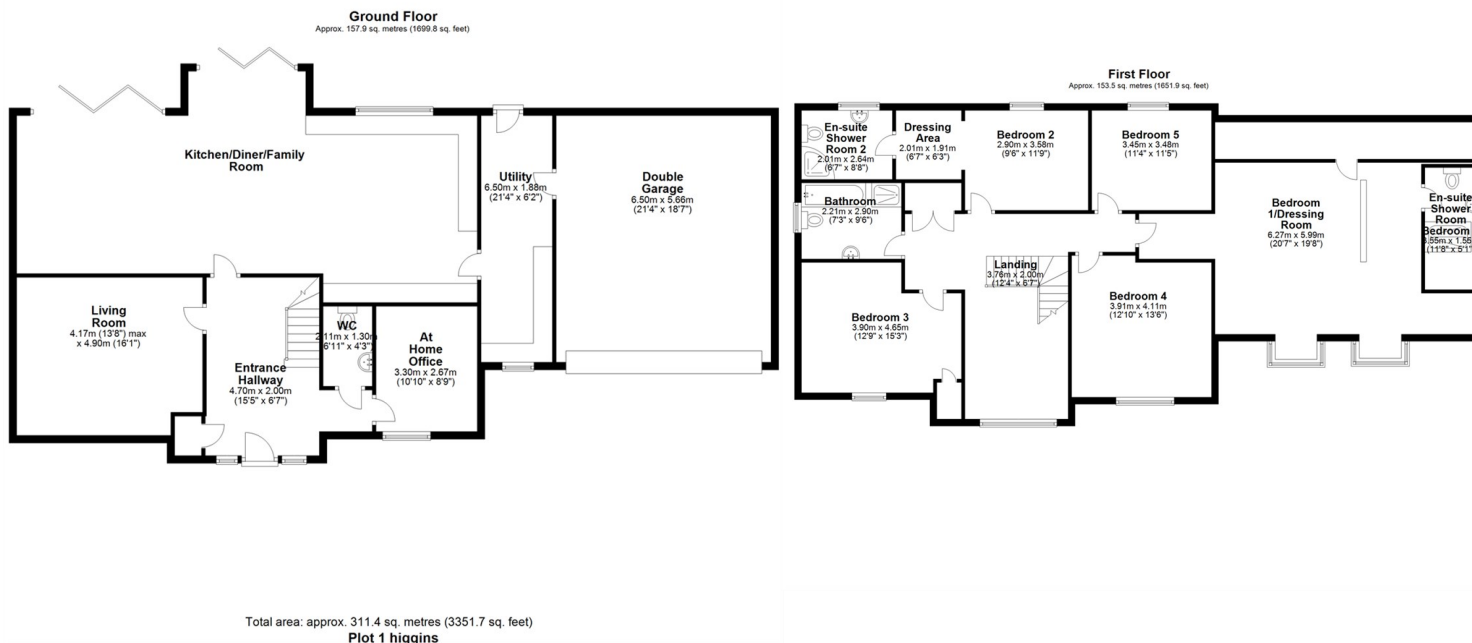
\*\*Luxury Family Bathroom\*\*

This luxurious family bathroom is a sanctuary of relaxation and style, featuring high-end finishes and

thoughtful design elements. The spacious layout includes a freestanding soaking tub, perfect for unwinding after a long day, alongside a sleek walk-in shower with a rainfall showerhead for a spa-like experience. Dual vanities with ample storage provide convenience for busy mornings, while elegant fixtures and soft lighting create a serene ambiance. Beautifully appointed tiles and tasteful decor add a touch of sophistication, ensuring that this family bathroom is not only functional but also a stunning focal point in the home.

## Exterior and Garden

The property is on a gated residence with only three other property of equal prominence. The enclosed rear garden gives the homeowner ample space to enjoy peace and quiet in the village. Ample space for car parking.



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

Spalding Office Sales  
11 The Crescent  
Spalding  
Lincolnshire  
PE11 1AE

01775 713 888  
enquiries@sedge-homes.com  
www.sedge-homes.com

