



West Road, Pointon
Sleaford, Lincolnshire, NG34 0NA

NEWTONFALLOWELL 

**West Road, Pointon
Sleaford, Lincolnshire, NG34 0NA
£680,000 Freehold**

Situated within the desirable village of Pointon sits this highly impressive and greatly EXTENDED, four-bedroom family home. The property boasts an abundance of accommodation, to include; FIVE reception rooms, beautifully presented kitchen diner, practical utility room, pantry, four DOUBLE bedrooms and FOUR bath/shower rooms. The property also benefits from a dual-access driveway, TWO garages, well-maintained rear garden and STUNNING open field views. The property also offers twelve solar panels, a new heating system and CCTV.

On entering the property, you are initially met by a bright entrance hall, containing a stairway rising to the first floor. The first door on your left shows you into a generous living room containing multi-media wiring and is full of natural light from the large front window. As we continue through the property, we are met with a cosy snug, containing a cast iron log-burner. The snug provides access into a further reception room, which makes the perfect home office. Central to the property is an extensive 27-foot-long dining room, enjoying french doors over-looking the rear garden. To the right of the dining room, a centralised hallway shows you through into a practical utility room and a separate pantry. To the front of the property is a spacious kitchen diner, benefitting from a breakfast island and an array of integrated appliances, which include; induction hob, Bosch warming drawer, Neff 'slide and hide' oven, and a Samsung 'dual cook' oven. The kitchen also offers space & plumbing for a dishwasher. As we continue to the rear, an inner hallway provides access into a downstairs wet room. The hallway also shows you into an impressive family room, boasting two sets of bi-fold doors overlooking the rear garden, allowing you to appreciate the stunning views. To the first floor, the landing space separates four well-balanced DOUBLE bedrooms and a three-piece family bathroom. Two of the bedrooms enjoy en-suites, with the main bedroom benefitting further from a spacious dressing room.

Outside the front of the property, a dual-entrance gravelled driveway provides an abundance of off-road parking, alongside areas of hard-standing for larger vehicles. To the left of the property, two oversized garages are found with remote controlled electric doors, providing further storage or off-road parking. To the right of the property is a spacious boiler room, offering further storage and a water softener. This leads you through into a completely private courtyard, which enjoys the morning sun. The private rear garden has been designed for low maintenance, offering artificial grass and a raised decking area. The garden benefits tremendously from picturesque open field views. The property runs from mains electric, water and drainage and is oil fired heating.



Entrance Hall

Living Room

15' x 12'4 (4.57m x 3.76m)

a generous living room full of natural light from the large front window. With a TV wall bracket and wired for satellite and terrestrial TV, internet and surround sound with fixed speaker points for home cinema use.

Snug

11'5 x 8'5 (3.48m x 2.57m)

containing a cast iron log-burner, ethernet and TV point, USB charging station and under-stairs cupboard. The snug provides access into a dedicated home office and also onward into the dining room.

Home Office

11'5 x 9'9 (3.48m x 2.97m)

containing fibre broadband and multiple workstation points with power, hard-wired and wireless ethernet, magnetic wall mounted whiteboard and views over the fields to the rear. The office was designed as a work from home space and could accommodate several people if required.

Dining Room

27' x 12'7 (8.23m x 3.84m)

lying central to the property, a large dual aspect room with windows to the front and patio doors to the rear. TV and ethernet points. From the dining room a short hall leads to the kitchen, utility and pantry whilst a door to the rear leads to the rear entrance hall, wet room and games room.

Kitchen Diner

18'11 x 15'6 (5.77m x 4.72m)

a modern Daval kitchen was installed in 2015 with a feature black granite peninsular containing 2 sinks and a dishwasher plumbed under. The kitchen also has Neff 'slide and hide' and Samsung 'dual cook' double ovens, a Bosch warming drawer, Neff induction hob, extractor fan and space for American style fridge / freezer. There are also TV, satellite and ethernet points, a TV wall bracket and USB device charging.

Utility Room

9'8 x 7'6 (2.95m x 2.29m)

containing plumbing for washer with vents for a separate dryer, twin sinks and separate drainer, numerous cupboards and space for 1.5m chest freezer. The window overlooks the private courtyard at the rear.

Pantry

Returning to the dining room a door leads on to the rear hall, back door, access to the courtyard, wet room and Family / Games room. The courtyard gives access to the Boiler Room which contains the central heating boiler, large hot water tank, plumbed in water softener and several bins for logs.

Boiler Room

18'6 x 5' widening to 9'3 (5.64m x 1.52m widening to 2.82m)

Wet Room

8'7 x 5'1 (2.62m x 1.55m)

Family Room

18' x 17'1 (5.49m x 5.21m)

a large light filled room with a high ceiling containing a snooker / pool table, TV points, hard wired wall mounted speakers and concealed plumbing for a kitchenette. Twin slide / fold doors lead onto the rear deck with ample space for outdoor entertaining / dining. The deck leads to space for a barbecue and the Orangery

Orangery

11'10 x 8'10 (3.61m x 2.69m)

Bedroom One

15'10 x 13'5 widening to 21'1 (4.83m x 4.09m widening to 6.43m)

with TV point and wall mounted TV bracket, ethernet point and usb charging station, window to front and archway to :

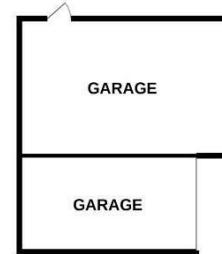
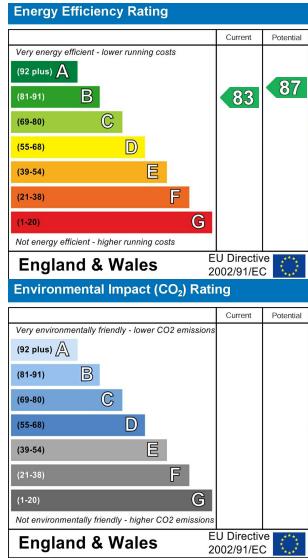


- Luxury Detached Family Home
- Over 3000 sq ft Of Living Space
- Back To Brick Renovation In 2015
- Ethernet And Freeview Ports Throughout
- Dedicated Home Office Fully Networked
- Large Modern Kitchen
- 2 Large Garages With Electric Doors
- Parking For Multiple Vehicles, Motorhome, Caravan
- Open Field Views
- EPC Rating = B









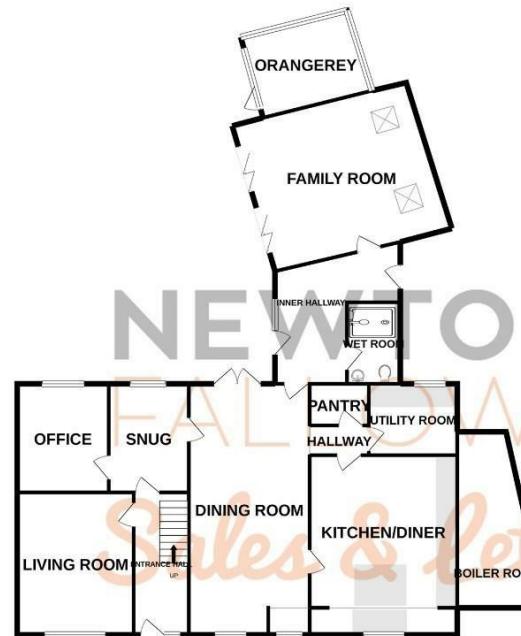
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GROUND FLOOR
2448 sq.ft. (227.4 sq.m.) approx.



1ST FLOOR
1175 sq.ft. (109.1 sq.m.) approx.



TOTAL FLOOR AREA : 3622 sq.ft. (336.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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