



69 West Road, Pointon, Sleaford, NG34 0NA

 **NEWTON FALLOWELL**

 3  3  4

Key Features

- Detached Family Home
- Three Bedrooms
- Four Reception Rooms
- En-Suite To The Main Bedroom
- Downstairs Shower Room
- Enclosed Rear Garden
- Driveway Providing Off Road Parking That leads To The Garage
- Re-fitted kitchen / bathroom / en-suite
- EPC Rating D

£435,000





Spindlewood is a charming, detached property, believed to date back to around 1850. Situated in the sought-after village of Pointon, this unique home offers accommodation across two floors, combining period character with modern updates. Set on approximately one-third of an acre, the property features three double bedrooms, four reception rooms, a modern kitchen, utility room, garden room, shower room, family bathroom, en-suite, storage room, and ample off-road parking.

You are welcomed into the home via a tiled porch that leads into a spacious entrance hall laid with real wood flooring finished in oak veneer. From here, you can access the kitchen and dining room. The dining room boasts bay windows to the front and side, a working fireplace, and a built-in storage cupboard. The kitchen is equipped with a range of base and eye-level units, oak worktops, a Belfast sink, built-in oven and hob, integrated dishwasher, and an island unit. It also features tiled flooring, splashbacks, and windows to the rear and side elevations. Adjacent to the kitchen, steps lead up to a spacious sitting room with windows on three aspects, French doors opening onto the rear garden, solid wood flooring with oak veneer, and a decorative fireplace housing a fully functioning multi-fuel burner. To the rear of the kitchen is the garden room, featuring tiled flooring, windows overlooking the garden, and direct access outside. Off this room is a storage room (part of the original garage), while the other half has been converted into a utility room, offering additional storage, oak worktops, and space for freestanding appliances. The flat roof over the utility was replaced around 10 years ago. Following the utility is a shower room, comprising a mains-fed shower enclosure, WC, wash basin, towel radiator, and tiled flooring and splashbacks. Completing the ground floor is a fourth reception room with views of the rear garden.

Stairs rise from the entrance hall to a spacious landing that gives access to three well-proportioned double bedrooms and a family bathroom. The main bedroom enjoys views of the rear garden and includes its own en-suite shower room. The family bathroom features decorative dado panelling, tiled flooring, freestanding bath with Victorian-style mixer tap, wash basin, WC, and towel radiator.

The property sits on a generous plot of approximately 1/3 of an acre. The rear garden is mainly laid to lawn with a large patio area, mature trees and shrubs, multiple timber sheds, and a productive orchard. There is also an oil tank for the central heating system and a private driveway providing off-road parking for several vehicles.

Additional Notes- The house has been fully rewired and certified by the electricity supplier. A chemical damp-proof course has been installed in the older section of the home. Modern insulation to full current specifications has been added in the lofts. The cavity walls have been professionally insulated (certificate included in the deeds).





Porch 1.37m x 1.99m (4'6" x 6'6")

Entrance Hall

Dining Room 3.66m x 4.89m (12'0" x 16'0")

Kitchen 3.31m x 5.68m (10'11" x 18'7")

Lounge 5.81m x 5.67m (19'1" x 18'7")

Garden Room 2.13m x 3.04m (7'0" x 10'0")

Store 3.16m x 2.95m (10'5" x 9'8")

Utility Room 2.05m x 2.28m (6'8" x 7'6")

Shower Room 1.36m x 2.28m (4'6" x 7'6")

Sun Room 3.63m x 3.59m (11'11" x 11'10")

Landing



Bedroom One 3.38m x 5.57m (11'1" x 18'4")

En-Suite

Bedroom Two 3.59m x 2.75m (11'10" x 9'0")

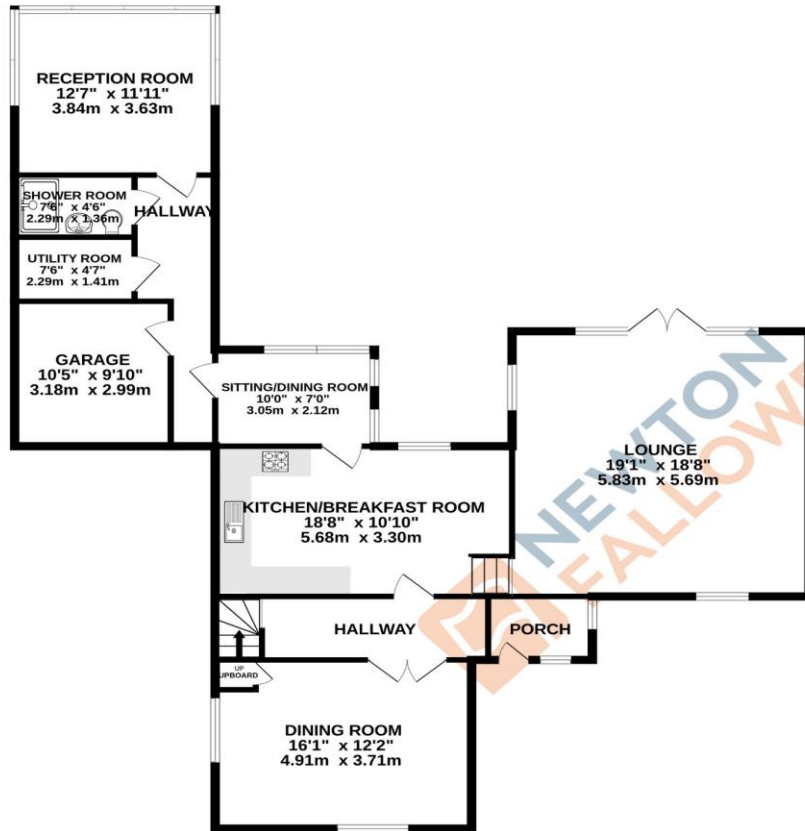
Bedroom Three 2.9m x 2.3m (9'6" x 7'6")

Family bathroom 2.12m x 2.75m (7'0" x 9'0")





GROUND FLOOR
1328 sq.ft. (123.4 sq.m.) approx.

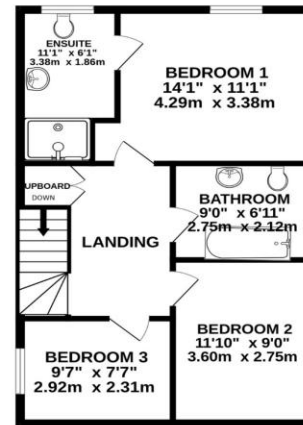


WEST ROAD, SLEAFORD, NG34 0NA

TOTAL FLOOR AREA : 1883 sq.ft. (175.0 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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1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven
Council Tax Band: E

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.