



New Home, Adj. 1 Park View, Legsby, LN8 3QP



Freehold

£650,000



Key Features

- New home currently under construction
- Four bedrooms
- Lounge & study
- Open plan kitchen/dining/living space
- Two en-suites & bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating TBC



This four bedroom detached home is currently under construction and provides the prospective owners the rare chance to purchase a brand new home built by highly regarded local developers, Burden & Butler. The property demonstrates the architectural style and bespoke high quality finishes that are becoming synonymous with Burden & Butler projects in the area.

The property provides all the living space for a modern, growing family like a large open plan kitchen/dining/living space along with a separate lounge and study. Upstairs both the master bedroom and the second bedroom benefit from en-suite bathroom facilities. Two further bedrooms and a family bathroom complete the first floor accommodation and all enjoy far reaching views over the neighbouring countryside.

Externally the property occupies a prominent position within its plot with ample space to the front for parking and a garage. To the rear is a private and fully enclosed garden with the total plot measuring circa 0.22 acre, subject to survey.



Site Plan

ACCOMMODATION

The accommodation in brief comprises:

ENTRANCE HALL

CLOAKROOM

STUDY

3.55m x 1.59m (11'7" x 5'2")

LOUNGE

6.26m x 3.55m (20'6" x 11'7")

DINING KITCHEN

7.13m x 5.47m (23'5" x 17'11")

UTILITY

2.45m x 1.87m (8'0" x 6'1")

FIRST FLOOR LANDING

MASTER BEDROOM

4.73m x 3.12m (15'6" x 10'2")

DRESSING ROOM

2.31m x 2.20m (7'7" x 7'2")

EN-SUITE

BEDROOM TWO

3.55m x 2.70m (11'7" x 8'11")

EN-SUITE

BEDROOM THREE

3.55m x 3.08m (11'7" x 10'1")

BEDROOM FOUR

3.55m x 3.08m (11'7" x 10'1")

FAMILY BATHROOM

3.55m x 2.11m (11'7" x 6'11")

GARAGE

4.15m x 5.36m (13'7" x 17'7")



THE PLOT

The property occupies a plot of approximately 0.22 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property will have mains electricity and water connected. Heating will be to a private system and heating will be via an air source heat pump.

VIEWING

By appointment with Newton Fallowell - telephone 01507 499488.

AGENT'S NOTES

PLANS ARE FOR GUIDANCE PURPOSES ONLY. Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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.

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Newton Fallowell Horncastle

01507 499488

horncastle@newtonfallowell.co.uk