



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Gold Trusted
Service Award

2023 feefo^{co}



Treetops, 5 St Margarets Close,
Huttoft, Alford, Lincolnshire. LN13 9RU

BELL
ROBERT BELL & COMPANY



BELL



Treetops, 5 St Margarets Close, Huttoft, Alford

Treetops is a beautiful three-storey, 5/6 bedroom family home, boasting high quality features and fittings throughout having undergone regular updates since construction by the current vendor in 2007. Occupying a private position to this no-through road development of executive homes; 5 St Margarets Close looks across to the village church to the front and enjoys open rural views to the rear. The quaint village of Huttoft includes, within walking distance of Treetops for most, a primary school, church and convenience store, and is within the catchment area of the well-regarded Alford Grammar School. There is easy access to the beach and Huttoft car terrace.

Providing excellently appointed and maintained accommodation, this stunning home includes a centrepiece open-plan kitchen, living and dining room to the rear; separate lounge and further snug / reception space plus utility and cloakroom to complete the ground floor. The first floor master bedroom includes a comprehensive range of built in wardrobe storage; an excellent en-suite with double shower & cast iron, free-standing bath, and sliding doors to a terraced seating balcony platform, overlooking the garden with views across the open arable farmland beyond. With two further bedrooms plus dressing room / bedroom six and family bathroom to the first floor; the second provides two double bedrooms and a further bathroom.

The property occupies a generous plot, with ample driveway parking for multiple vehicles; a double garage with first floor storage room.

The rear garden is landscaped with lawned and patio seating spaces, plus a garden room with kitchenette and log burning stove.





ACCOMMODATION

Hallway having timber double glazed entrance door with leaded decoration, carpeted floor with underfloor heating, as throughout the ground floor; staircase to first floor with built in under stairs storage space, LED spot lights to ceiling and power points. Doors to snug and lounge with part glazed door to breakfast kitchen.

Lounge having timber double glazed sash windows to front and side aspects; excellent Chesney marble fireplace with electric 'smoke effect' fire inset, Karndean herringbone flooring with decorative border, TV point to built in, bespoke housing, principal internet point, ceiling lights and power points.

Breakfast Kitchen having timber double glazed sash windows to side aspect; an excellent range of modern units, some lead grey, some white, to base level and full height plus open shelving – with units including pull-out corner cupboards, built in cutlery trays, etc. Large sink inset to bevel edge Quartz worktop with drainage furrows, breakfast bar continuation, electric Aga range cooker and hob beneath high level extractor canopy (to ensure views across the rear space and to the garden remain un-impinged), plus CDA grill, pair of integrated full height fridge-freezers and dishwasher. Tiled floor, LED spot lights to ceiling plus under counter lights and power points. Open to:

Living Room having timber double glazed sash window to side aspect; Chesney 12kw wood burning stove on slate hearth with natural stone to wall, tiled floor, TV point to bespoke built in media wall, LED spot lights to ceiling and power points. Open to: **Dining Room** having anthracite double glazed sliding doors to rear and full height windows to side, providing views across the garden; tiled floor, LED spot lights to ceiling and central light feature and power points.

Utility with timber double glazed sash window to rear aspect; floor-to-ceiling cupboard storage, some with sockets including USB charging, base level storage unit, composite ink inset to bevel edge white quartz worktop with drainage furrows with space and connections for under counter washing machine and dryer. High quality tiled flooring, wood glazed patio door to rear aspect, ceiling lights and power points. Door to:

Cloakroom with timber double glazed obscure sash window to side aspect; space-saver wash hand basin and low level WC with hidden cistern. Tiled flooring consistent with utility, tiles to half height to walls and ceiling light.

Snug with timber double glazed sash window to front aspect; thick quality carpet, TV point, ceiling lights and power points.





First Floor

Landing with timber double glazed sash window to front aspect; carpeted floor, radiator, ceiling light and power points. Built in airing cupboard housing water balancing cylinder (recently replaced) and digital shower system, immersion heater and racking for towel/linen storage. Doors to first floor accommodation.

Bedroom having timber double glazed sash window to front and sides; ample space for en-suite or further alterations, subject to the necessary requirements and consents; wool carpet, radiator, TV point, ceiling lights and power points.

Bedroom / Dressing Room with timber double glazed sash window to side aspect and Velux rooflights to rear; built in eaves storage space, carpeted floor, radiator, wall lights and power points.

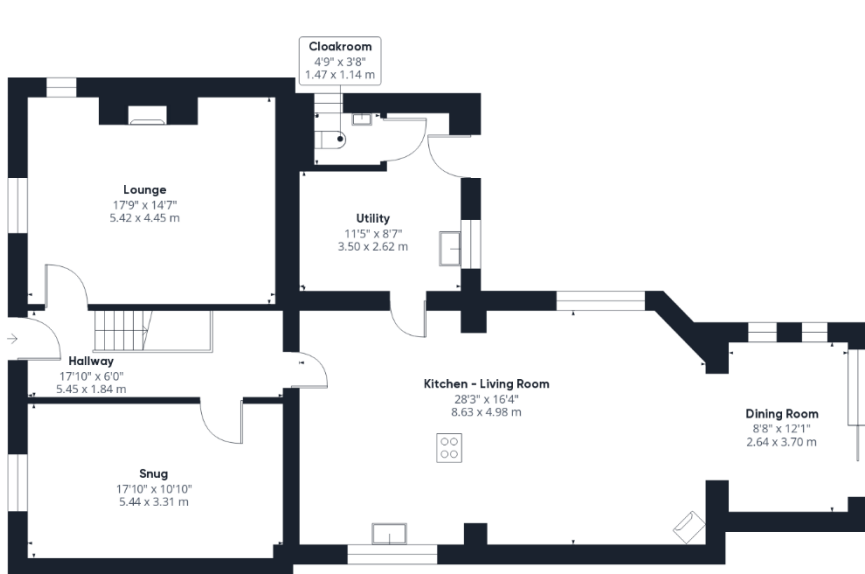
Master Bedroom having double glazed sliding doors to rear, to balcony seating space with glass balustrades, views across the rear garden and arable farmland beyond. Built in wardrobe storage, some mirror fronted, with lighting to sides and large variety of drawers, rails and further storage; multiple sockets. Space for drop-down TV from ceiling, radiators - horizontal and vertical (2), high quality carpet, central column, ceiling and wall lights and power points. Door to:

En-suite Bathroom of an excellent, Art Deco style having timber double glazed obscure sash window to side aspect; free standing hand painted cast iron bath with column taps and shower attachment over, twin hand wash basins with 'blue tooth' enabled system mirrors over (speakers, shaver socket and glass clearing technology included) inset to Laura Ashley double cabinet with bevel edge Quartz counter top, walk in shower cubicle with tiled surround, monsoon and regular head over - Mira digital control panel to wall, shower tray and low level WC. Heated dual fuel towel rail; underfloor Wi Fi operated heating, marble tiles to walls and floor and LED spot lights to ceiling.

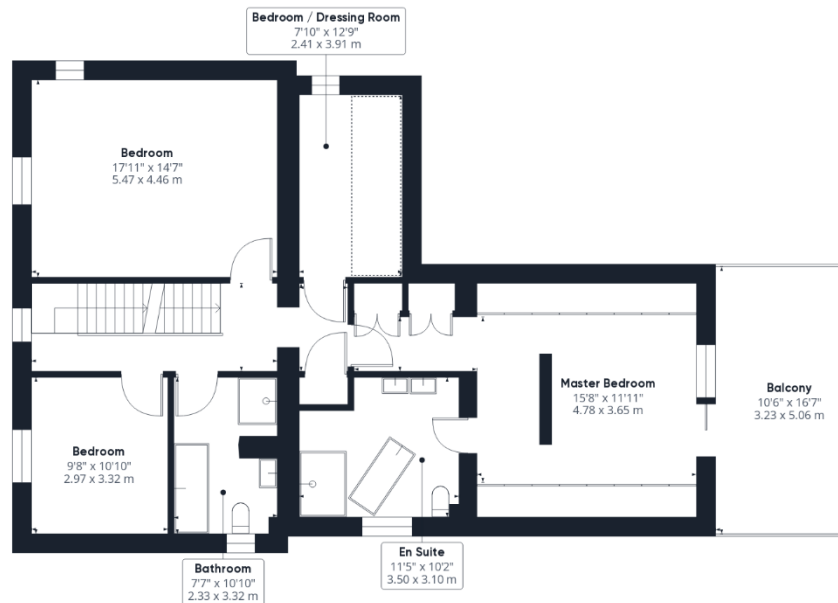


Family Bathroom having timber double glazed obscure sash window to side aspect; panel bath, shower cubicle with board surround, monsoon and regular head over, pedestal wash hand basin and low level WC. Karndean mosaic tiled flooring, heated towel rail and LED spot lights to ceiling.

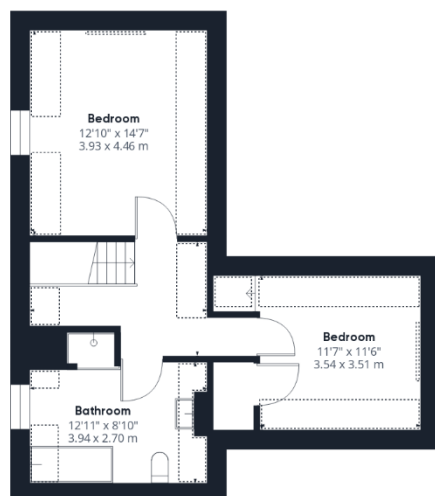
Bedroom with timber double glazed sash window to front aspect; wood carpet, radiator, ceiling light and power points.



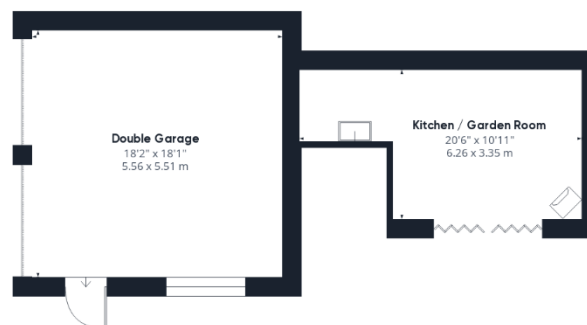
Ground Floor Building 1



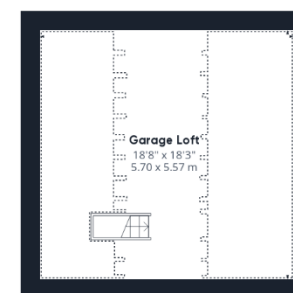
Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

3777.94 ft²

350.98 m²

Reduced headroom

420.37 ft²

39.05 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Second Floor

Landing with Velux window to front aspect; wool carpets, ceiling lights and power points. Doors to:

Bedroom with timber double glazed sash window to front aspect and Velux window to rear; wool carpet, loft access hatch, TV point, ceiling light and power points.

Bedroom with Velux windows to side aspect; built in storage cupboard, wood carpet, radiator, ceiling light and power points.

Bathroom having timber double glazed obscure sash window to front aspect; panel bath with mosaic tile surround, pedestal wash hand basin with mosaic tile surround, shower concord with seat shelf, board surround, monsoon and regular head over and low level WC. Karndean mosaic flooring, radiator and LED spot lights to ceiling.

OUTSIDE

The property is approached to the front over granite stone driveway, and to block paved drive with ample off road parking for multiple vehicles (five plus the garage space) with turnaround to the front. The further driveway space is laid to low maintenance gravel chips with a curved brick wall to the corner. A five bar gate contains the side space, with brick paved courtyard area or further parking continuing to the **Double Garage** (currently used as gym) with recently replaced floor standing, oil fired boiler (recently replaced), electric double doors, personnel door and windows to side aspect; resin flooring, storage cupboards to rear, power points. Pull-down ladder to extensive storage space, lit and insulated with Attic truss design loft.

The rear garden, contained by wood double gates, is laid to lawn with landscaped, wood edged planter to the rear; brick paved patio seating to one corner and gravelled chipped bed stood before the **Garden Room** with double glazed bi-fold doors to front aspect; log burning stove on tiled hearth to corner, wood effect flooring, TV point, LED spot lights to ceiling and power points. Open to:

Kitchen having modern kitchen units to base and wall levels, double sink inset to bevel edge solid oak worktop with space and connections for under counter fridge, wood effect flooring, LED spot lights to ceiling and power points.

The oil tank is concealed from view, to a store with wood door to front. The external spaces include feature lighting, with automatic timers.

East Lindsey District Council – Tax band: F

ENERGY PERFORMANCE RATING: tbc

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared 5.4.2024



DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org

