



7 Fairfield Place
Partney, Spilsby, Lincolnshire. PE23 4PA

BELL



7 Fairfield Place is a modern, spacious family home with underfloor heating throughout the ground floor. Versatile to a range of requirements with the addition of a one-bedroom, self-contained annex with garden – ideal for multigenerational living, or as a holiday let. Set to an exclusive development of seven properties by prestigious local firm Max Hugo Ltd; the property was built to high specification using quality local tradesmen.

The property provides a large lounge to the front, open garden room to dining-kitchen at the rear with bifold doors stepping out onto the south-facing garden; alongside utility/annex kitchen, family/annex sitting room and one (annex) bedroom with en suite to the ground floor. Leading off the wide landing are three further bedrooms, two en suite – including master also boasting a dressing room – and the family bathroom.

Partney is a small village in the East Lindsey parish of Lincolnshire, situated 3 miles north of Spilsby, and just beyond the Southern edge of the Lincolnshire Wolds, a designated National Landscape. The village is home to a primary school, village hall, petrol station with convenience store and popular public



ACCOMMODATION

Hallway with uPVC double glazed obscure front entrance door, tiled flooring, ceiling spotlights and power points. Wood glazed doors to dining kitchen, doors to lounge and family room.

Lounge with uPVC double glazed bay window to front and windows to sides; carpeted floor, electric 'log burner' fire, TV point, ceiling lights and power points.

Dining Kitchen having uPVC double glazed window to rear aspect; an excellent range of storage units I to base and wall levels plus island with breakfast bar, sink set to bevel edge quartz worktop with drainage furrows with space and connections for upright American style fridge-freezer, Neff oven and grill, four ring Neff induction hob beneath extractor. Tiled floor, spotlights, and



central lights to ceiling, plus over-counter spots and power points. Space and connections for washing machine and tumble dryer under a bevel edge quartz worktop. Door to annex kitchen, open to:

Garden Room with uPVC double glazed windows to sides, bifold doors to rear garden; tiled floor, TV point and power points.

Family Room / Annex Living Room with uPVC double glazed window to front aspect; wood effect flooring, TV point and ceiling light. Door to:

Annex Hallway with tile effect flooring, radiator, ceiling spotlights. uPVC double glazed obscure door to rear, doors to bedroom, storage space housing water cylinder and to:

Annex Kitchen having uPVC double glazed window and patio door to rear aspect; storage units to base and wall levels, sink set to bevel edge quartz worktop, Neff appliances include oven and four ring induction-hob beneath extractor canopy ceiling spotlights and power points. Doors to storage space and to:

Cloakroom comprising tiled floor, WC, pedestal wash hand basin, ceiling spotlights and underfloor heating.

Annex Bedroom with uPVC double glazed windows to side aspect; wood effect flooring, built in wardrobe space, radiator, ceiling light and power points. Door to:

En-suite Shower Room having walk in shower cubicle with monsoon and regular heads over, wash hand basin, heated towel rail, tile effect flooring and ceiling spotlights.

First Floor

Landing with uPVC double glazed window to front aspect; carpeted floor, radiator, ceiling spotlights and power points. Doors to first floor accommodation:

Master Bedroom having uPVC double glazed window to front aspect; door to walk in wardrobe space, carpeted floor, radiator, TV point, ceiling spotlights and power points. Door to:

En-suite Shower Room having skylight to rear, walk in shower cubicle with monsoon and regular heads over and thermostatic control at entrance, wash hand basin and low-level WC. Tiles to walls and floor, heated towel rail and ceiling spotlights.

Family Bathroom with skylights to rear aspect; bath with monsoon and regular shower heads over, wash hand basin and





low-level WC. Tiles to walls and floor, heated towel rail and ceiling spotlights.

Bedroom / Office with uPVC double glazed window to side aspect; carpeted floor, loft access hatch, built in eaves storage space, radiator, ceiling spotlights and power points.

Bedroom 2 with uPVC double glazed window to front aspect; carpeted floor, built in wardrobe space, radiator, ceiling spotlights and power points. Door to:

En-suite Shower Room having uPVC double glazed obscure window to side aspect; walk in shower cubicle with monsoon and regular heads over and thermostatic control at entrance, wash hand basin and low-level WC. Tiles to walls and floor, heated towel rail and ceiling spotlights.

OUTSIDE

The property is approached to the front via a long gravel driveway, providing ample off-road parking space for multiple vehicles. With a paved path leading to the front door; the front garden is laid to lawn with mature flowerbeds. Personal gates down both sides of the property, providing private access to the annex, leading through to the rear garden.

Leading off the driveway, with electric garage door is a useful storage space with loft hatch to further storage.

The rear garden is a child and pet friendly, secure space - and faces south, enjoying sunlight throughout the day. With paved patio leading off the bifold doors, the garden is predominantly laid to lawn - with mature vegetable beds; borders and laurel hedging to the rear. Separately fenced is a garden space for the annex, with gravelled seating space and lawn. The property benefits from an outside tap and electric points. The rear is set with a series of timber sheds/stores/kennels – available subject to negotiation.

East Lindsey District Council – Tax band: D

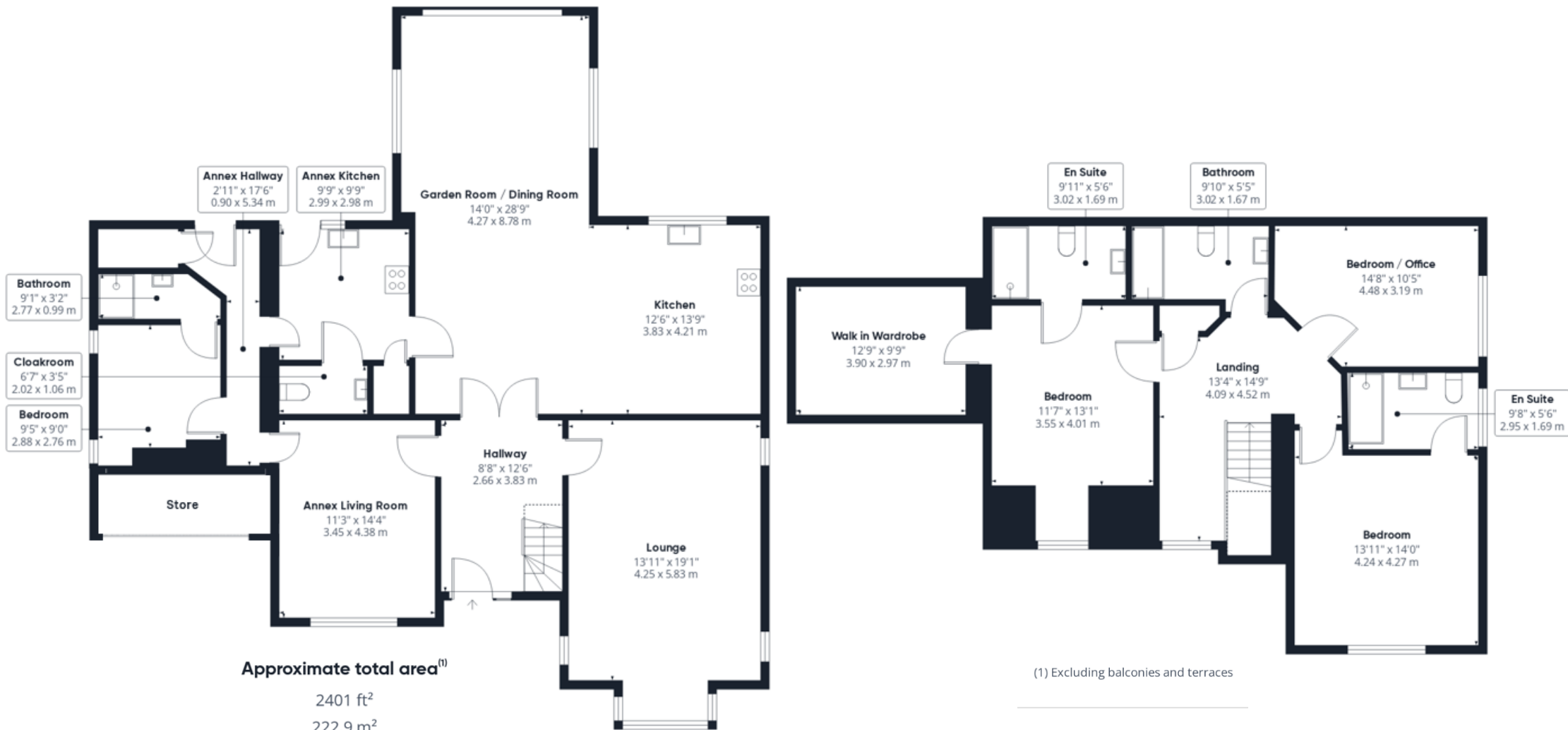
ENERGY PERFORMANCE RATING: B

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
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(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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