



**PLOT 100, KESTON FIELDS, PINCHEBECK, PE11 5AE**  
**£449,000 FREEHOLD**

PLOT 100 IS READY FOR OCCUPATION!! A STRIKING FAMILY HOME, THE ASHFORD DESIGN IS A GENEROUS PROPERTY WITH FOUR DOUBLE BEDROOMS, KITCHEN DAY ROOM WITH BI-FOLDS AND TWO FURTHER RECEPTIONS. WITH GENEROUS PARKING AND DOUBLE GARAGE.

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A Striking family home, the Ashford design is a generous property with four double bedrooms, kitchen day room with bi-folds and two further receptions. a Prime position within the development across from open greens with generous parking and double garage.

PLOT 100 is ready for immediate occupation, move in and put your furniture down. Set within this extremely popular development across from open greens and enjoying southerly facing rear gardens

A welcoming entrance hall greets you upon entering this family home with two well-proportioned reception rooms giving the owners versatile living arrangements, a handy cloakroom is accessed off the entrance hall, with the kitchen day room overlooking the rear and south facing gardens with bi-folding doors opening out to the garden, and useful utility room leads off of the kitchen area.

The first-floor accommodation is generous with a lovely principal bedroom, dressing room & en-suite, three further double bedrooms and a family bathroom.

A generous driveway provides plentiful parking and leads to the detached double garage, the rear garden aspect faces south giving a lovely sunny aspect.

Accommodation;  
 Entrance Hall  
 Sitting Room 10'8 x 20'1  
 Family Room 11'3 x 13'3  
 Cloakroom  
 Utility Room 7'4 x 6'6  
 Kitchen Day Room 17'2 x 14'5  
 First Floor Landing  
 Principal Bedroom 17'2 x 14'5  
 Dressing Area  
 En-Suite  
 Bedroom Two 11'3 x 12'3  
 Bedroom Three 10'8 x 9'10  
 Bedroom Four 10'8 x 9'10  
 Family Bathroom  
 Double Garage

\*Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only, all areas and measurements are approximate and could be subject to change or alteration.\*

#### Keston Fields

An exciting family driven venture, perfectly set in the South Lincolnshire countryside, on the outskirts of the market town of Spalding, in the beautiful village of Pinchbeck. Enjoying westerly facing views over the surrounding farmland ideal for soaking up the stunning fenland sunsets. Conveniently located for the A16 with quick links to major cities, including the cathedral city of Peterborough which offers easy connection to Kings Cross London in under an hour, also in easy reach are the beautiful beaches of the Norfolk coastline. An original working nursery which has been in the same family for decades.

#### The Development

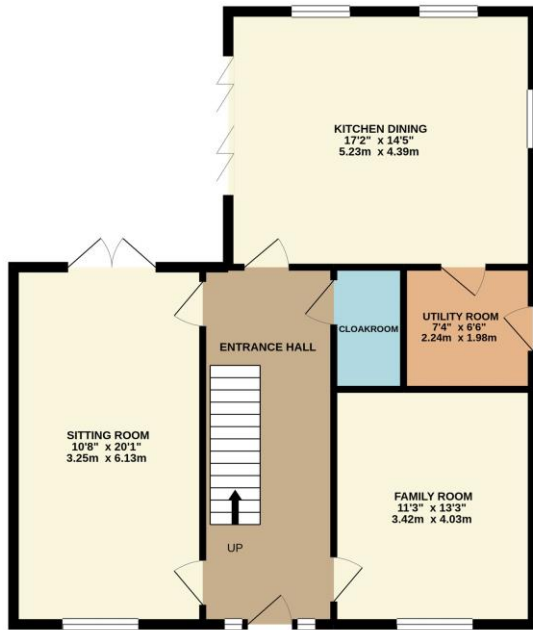
A thoughtfully designed low density development, across 14 acres of South Lincolnshire farmland. Particular attention has been paid to blending in with the surroundings, generous open green spaces and sizeable individual plots. A mix of three bedroom bungalows and three and four bedroom family homes. Traditionally built to the highest standard and an internal specification to match, from oak internal doors to the integrated appliances, all with the reassuring knowledge of a 10 year NHBC guarantee.

#### The Build

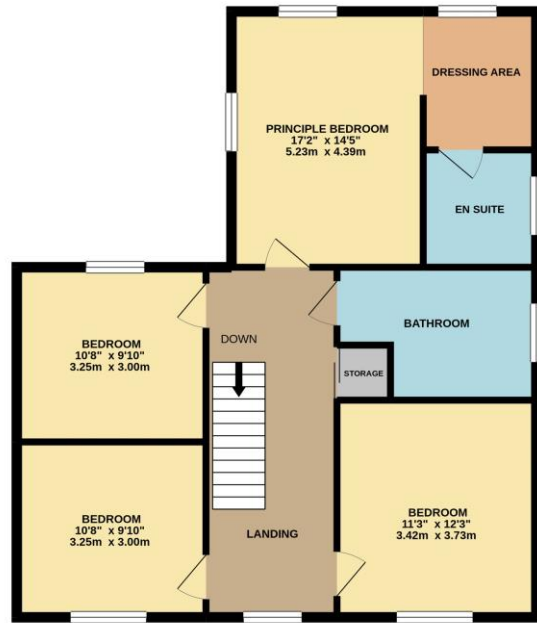
The family have commissioned D Brown building contractors and have entrusted them with their vision for the development. D Brown are a leading local builder, with a growing portfolio of successful, award winning projects, and are passionate about delivering quality work on time, the perfect fit for such an outstanding project



GROUND FLOOR  
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR  
823 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA: 1658 sq.ft. (154.1 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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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