



**BLUE GOWT DROVE, PINCHBECK, PE11 3PX**  
**£650,000 FREEHOLD**

A STUNNING BESPOKE BUILT FAMILY HOME, BEAUTIFULLY APPOINTED WITH AN EYE FOR QUALITY AND DESIGN. GENEROUS PROPORTIONS THROUGHOUT THE CONTEMPORARY AND CLASSIC LIVING SPACES WITH AN OPEN PLAN FLOW. ALL SET WITHIN SIZABLE, LANDSCAPED GARDENS WITH TRIPLE GARAGE AND HOME OFFICE ABOVE.

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#### ACCOMMODATION;

##### ENTRANCE HALL

A beautiful reception hall greets you, with oak balustrade stairs stretching out in front of you to the first floor, finished with tiled flooring, under floor heating and oak doors with Nickle brushed handle spanning out to:

##### SITTING ROOM

21'11" x 13' an exquisite room, light and airy with UPVC box bay window to the front aspect and dual UPVC windows to the side, a striking central fireplace with open fire inset and underfloor heating.

##### OPEN PLAN LIVING KITCHEN DINING

29' (max) x 34'11" (max) a wonderful open plan living space incorporating formal dining a stunning kitchen and a relaxed living space for family and friends to gather.

##### DINING

13' x 29' (max) a light and welcoming dining area with UPVC box bay window to the front aspect with bespoke window seat and UPVC window to the side, attractive panelled wall, tiled flooring and underfloor heating.

##### KITCHEN LIVING SPACE

A quite stunning space, beautifully appointed with the kitchen area flowing effortlessly through to the living and dining areas, bright throughout with UPVC windows to both side aspect and wide bi-fold doors on to the rear entertaining space and landscaped gardens beyond. The kitchen area comprises a quality range of classic yet contemporary base and eye level storage units, incorporating white granite work surfaces with dual Belfast sink inset and mixer tap over, a range of integrated appliances including double oven, full size fridge, dishwasher and induction hob set in a central island unit with internal extraction and breakfast bar. Attractive panelled wall, tiled flooring, zoned lighting and underfloor heating.

##### BOOT ROOM

7' x 8'10" with stable door to the side aspect, a place to kick off the wellies and hang your coats, tiled flooring, and underfloor heating.

##### WET ROOM

8'10" x 8'4" again beautifully appointed with frosted UPVC window to the side aspect and comprising a quality three-piece suite. Low level WC, wide wash hand basin set in vanity unit and walk in wet area with tiled splash backs, tiled flooring, glass screen and shower over, ceiling spotlights and chrome heated towel rail.

##### UTILITY ROOM

12'5" x 10' a great space with UPVC windows to the side and rear aspects, comprising the same quality base and eye level storage units incorporating white granite work surface, 1 1/4 sink inset, pantry unit, integrated freezer, plumbing and space for washing machine, space for tumble dryer, tiled flooring and underfloor heating. WALK IN PLANT ROOM with pressurized water tank and underfloor heating controls for the air source heating.

##### LANDING

29'1" in length a stunning landing area with UPVC window to both the front and rear aspects, recessed airing cupboard with radiator and shelving.

##### BATHROOM

Beautifully appointed with frosted UPVC window to the side aspect and comprising a quality four-piece suite, low level WC, wide wash hand basin set in vanity unit, curved panel bath and double shower cubicle, tiled splash backs, tiled flooring and chrome heated towel rail.

##### BEDROOM

13'7" x 13' with UPVC window to the front aspect and views over farmland, radiator.

##### BEDROOM

13'1" x 13' another double bedroom with UPVC window to the front aspect and views over farmland, recessed double wardrobe and radiator.

##### GUEST BEDROOM

11'9" x 10'8" with UPVC window to the rear aspect with views over the garden, radiator.

##### EN SUITE

With frosted UPVC window to the side aspect, comprising a quality three piece suite, low level WC, wash hand basin set in vanity unit and double shower cubicle, tiled splash backs and chrome heated towel rail.

##### PRINCIPAL BEDROOM

19'5" x 15'10" an attractive and generous room with UPVC window to the rear aspect with views over the garden, radiator and ceiling spotlights.

##### DRESSING ROOM

Comprising a range of bespoke fitted furniture including dual hanging rails, shoe storage and range of shelving.

##### EN SUITE

With frosted UPVC window to the side aspect, comprising a quality three piece suite, low level WC, wide wash hand basin set in vanity unit and oversize shower cubicle with rain shower over, tiled splash backs, tiled flooring and chrome heated towel rail.

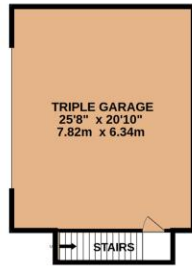
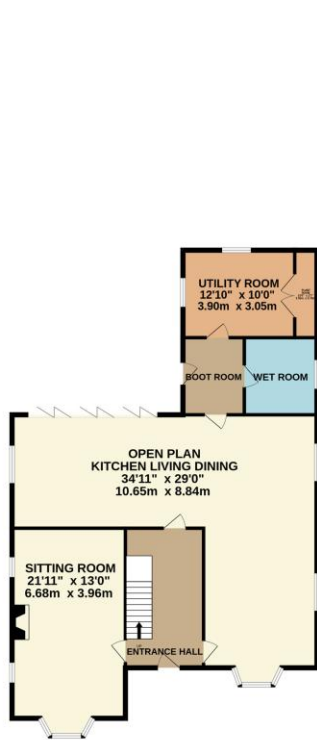
##### OUTSIDE

A fantastic position along a country lane on the outskirts of the ever-popular village of Pinchbeck. The grounds are as beautiful as the property, the neat frontage is partially enclosed by timber trellis fencing and laid to lawn with lavender beds. An extensive block paved driveway leads to a timber five bar gate and pedestrian gate to an expansive gravel parking area leading up to a DETACHED TRIPLE GARAGE 25'8" x 20'10" with electric remote roller door, power and light connected. And external cast staircase leads to HOME OFFICE/GAMES ROOM 25'7" x 12'3" with UPVC window to the rear, power and light connected. The rear gardens have been landscaped with split level patio seating area ideal for entertaining, sectioned storage area behind the garaging. Large well-tended lawns with attractive planting and timber sculpture.

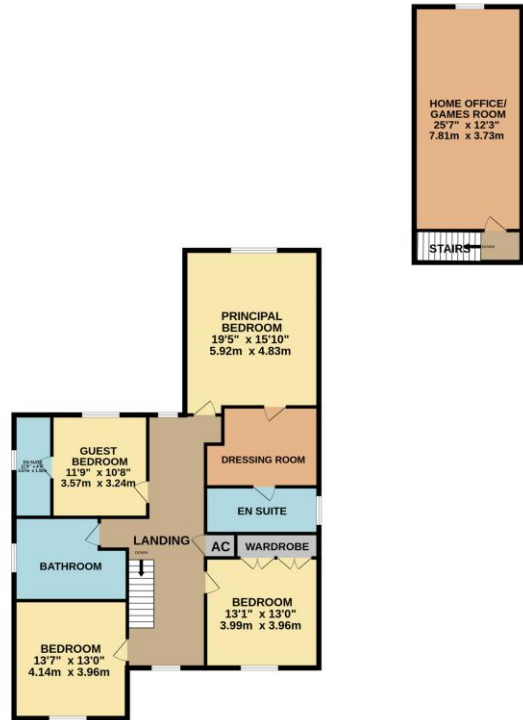




GROUND FLOOR  
1970 sq.ft. (183.0 sq.m.) approx.



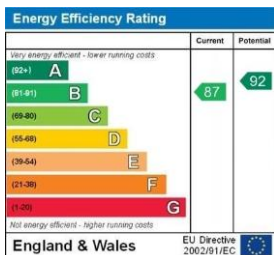
1ST FLOOR  
1737 sq.ft. (161.4 sq.m.) approx.



TOTAL FLOOR AREA : 3707 sq.ft. (344.4 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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