



Rowan House, 5 Ashgrove,
Lincoln Road, Sudbrooke, Lincolnshire. LN2 2GJ





Rowan House, 5 Ashgrove, Sudbrooke, Lincoln



Rowan House is a showcase five-bedroom property, set to an exclusive development of six bespoke architecturally designed properties constructed in 2019 by Lister's Building Contractors. Situated in a woodland setting with secure gated entrance, the property offers a wide paved driveway to the front, lawned rear garden with full-width patio looking across; further parking to spacious integral double garage.

The dual aspect sitting room makes the most of the property's east-west aspects; with double doors opening to dining room and breakfast kitchen. utility, office / guest bedroom and cloakroom complete the ground floor; with four bedrooms (including two with en suites) plus master suite with dressing and shower rooms to the first.

Stunning kitchen and bathroom instalments are prime attractions of Rowan House, while equally notable is the intelligent, eye-catching lighting throughout (recessed spot lights and cornice illumination thoughtfully installed). The property boasts high ceilings throughout, and underfloor heating.



ACCOMMODATION

Entrance Hallway having the wood effect obscure double glazed front entrance door, uPVC double glazed sash window to front; spacious, with generous width, quality wood staircase with carpeted treads, wood effect flooring, radiator, ceiling spotlights and power points. Double doors to living room, doors to breakfast kitchen, cloakroom and office.

Sitting Room with uPVC double glazed sash windows to front, French doors to rear aspect; carpeted floor, TV point, pair of feature



ceiling lights, plus spots and recessed lights and power points. Double windowed doors to:

Dining Room with uPVC double glazed bi-fold patio doors to rear aspect; wood effect flooring, TV point, ceiling spotlights and power points. Open to:

Breakfast Kitchen having uPVC double glazed sash window to rear aspect; an excellent range of modern kitchen units to base level ; full height to side and central island, sink inset to bevel edge worktop with drainage furrows , further workspace with breakfast bar. Integrated dishwasher, full height fridge and freezer, CDA ovens plus grill, wine fridge, induction hob to island, with extractor canopy boasting further spotlights and trio of feature lights over; wood effect flooring and power points. Door to:

Utility with uPVC obscure double glazed door to rear aspect; a good range of storage units to base and wall level plus full height cupboard, sink and drainer inset to bevel edge wood worktop with space and connection for under counter washing machine and timber dryer. Wood effect flooring, ceiling spotlights and power points.

Cloakroom with uPVC double glazed sash window to side aspect; wash hand basin inset to storage unit with light up mirror over, low level WC, wood effect flooring, wall mounted heated towel rail and ceiling spotlights.

Office / Guest Bedroom with uPVC double glazed sash window to side aspect; wood effect flooring, TV point, spotlights and recess lights to ceiling and power points.



First Floor

Landing with uPVC double glazed sash window to front aspect; built in storage cupboard housing underfloor heating mechanism, feature light over staircase and ceiling spotlights. Doors to first floor accommodation including:

Bedroom 4 with uPVC double glazed sash window to rear aspect; carpeted floor, TV point, loft access hatch, ceiling spotlights and power points.

Family Bathroom having uPVC obscure double glazed sash window to side aspect; large slipper style bath with shower



attachment, shower cubicle with monsoon and regular head; tiled surround, low level WC and wash hand basin inset to storage units to roll edge counter top, light up mirror over. Tiles to half height to walls and to floor, wall mounted heated towel rail and ceiling spotlights.

Master Suite, comprising:

Dressing Room with uPVC double glazed sash window to side aspect; pair of wardrobes plus full height mirror, carpeted floor, ceiling spotlights and power points. Door to en-suite and open doorway with steps down to:

Expansive Master Bedroom having pair of uPVC double glazed sash windows to side aspect; carpeted floor, TV point, spotlights and recess lights to ceiling and power points.

En-suite Shower Room having uPVC obscure double glazed sash window to side aspect; wide shower cubicle with monsoon and regular head over, wash hand basin inset to slope surround atop storage unit, with light up mirror over and low level WC. Tiles to walls and floor, useful alcove storage shelves, all mounted heated towel rail and ceiling spotlights.

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

En-suite Shower Room with shower cubicle with monsoon and regular head, tiled surround, pedestal wash hand basin, tiled floor, wall mounted heated towel rail and ceiling spotlights.

Bedroom 3 having uPVC double glazed sash window to rear aspect; built in wardrobe storage space, carpeted floor, TV point, ceiling spotlights and power points. Door to:

En-suite Shower Room with shower cubicle with monsoon and regular head, tiled surround, pedestal wash hand basin, tiled floor, wall mounted heated towel rail and ceiling spotlights.

Bedroom 5 currently used as Home Office having uPVC double glazed sash window to rear aspect; built in wardrobe storage space, carpeted floor, TV point, ceiling spotlights and power points.



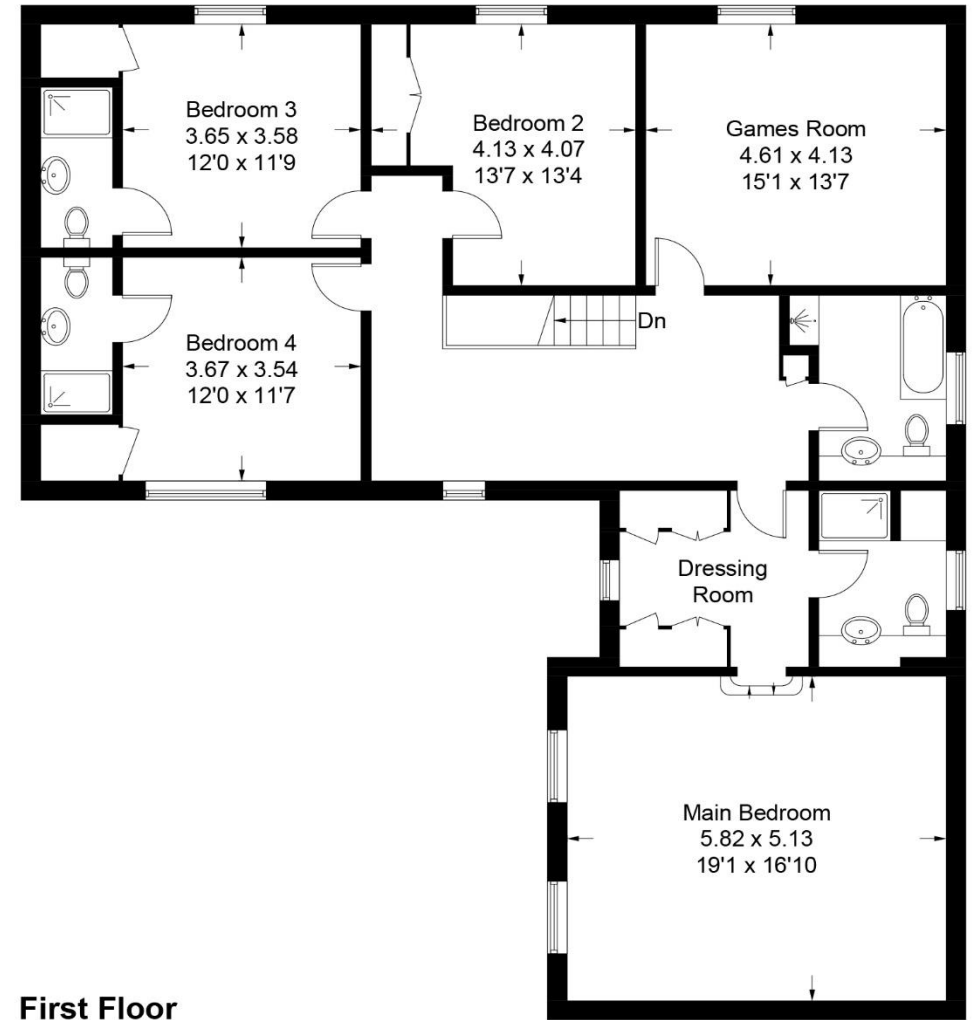
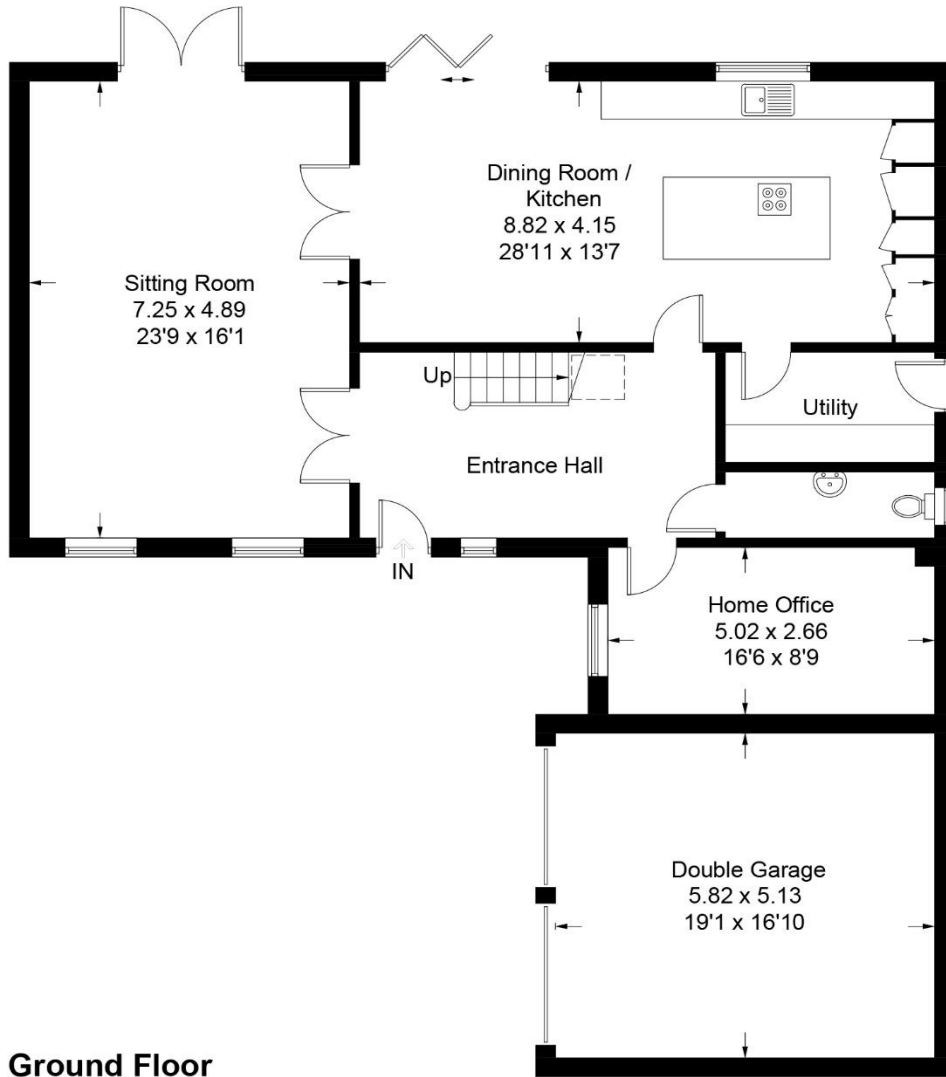
Rowan House

Ground Floor = 115.3 sq m / 1241 sq ft

First Floor = 145.8 sq m / 1569 sq ft

Garage = 29.6 sq m / 319 sq ft

Total = 290.7 sq m / 3129 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTSIDE

The front is approached via a paved roadway; opening out to wide driveway with ample parking for multiple vehicles and access to the **Double Garage** with electric roller shutter doors, plant for boiler, water cylinder, etc, ceiling lights and power points.

The front spaces are flanked by gravel beds, with timber fencing to the side.

The rear garden is laid to lawn with mature trees towards the rear and fledgling hedgerow standing before the timber fencing. With large paved patio space leading off the sitting and dining rooms and across the rear, the garden enjoys the green surrounds with woodland spaces beyond the boundaries of Rowan House ensuring an excellent local environment.

THE AREA

The village of Sudbrooke is only a short three mile drive away from the historic city of Lincoln and its excellent range of shopping and social facilities. There are good road connections in the area out into the heart of the county, as well as north from the A15 to the M180 and round the city on the A46 to the A1 and Newark, with its London Kings Cross high speed rail connection. The nearby eastern city bypass has very quick and easy access to routes south of the city.

The area is fortunately blessed in having excellent schools. The village falls within catchment of nearby Scothern Primary School, the outstanding William Farr Secondary School at Welton and there is a bus collection point we understand in the village running students out to the very well respected Queen Elizabeth Grammar School in Horncastle.

Note: The property has Starlink broadband installed and vendor will leave the related kit. Fibre broadband is scheduled as 'before 2026'. **Management Company** includes responsibilities for paved road, gates, lighting to both, tree maintenance, sim card for gate phone system, public liability insurance. Currently **£50 per month**.

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.

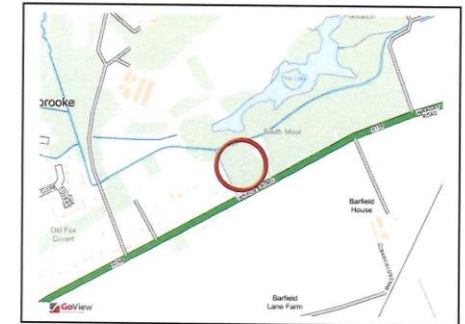
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