

Brittains Lane

Pointon, NG34 0NW

Spacious 4 Bedroom, 3 Bathroom, 3 Reception room, stone built Detached Family Home set in a quiet tucked away location bordering open countryside, in the popular village of Pointon. Built to a high standard by the current vendors, this modern stone property is immaculately presented throughout and offers highly flexible accommodation designed for modern day living, all located in a lovely rural setting yet just a 10 minutes drive Bourne and all the shops, schools and amenities on offer.

£599,995

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- Stone Built Individual 4 Bedroom Family Home
- 3 Reception Rooms - Bespoke Kitchen By Bakehouse Kitchens Stamford
- Double Garage & Ample Parking, Landscaped Garden
- Tucked Away Position Bordering Open Countryside
- Master Bedroom with En Suite Bathroom
- Owned Solar Panels
- Well Presented Throughout
- 3 Further Double Bedrooms - 1 En-Suite
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Porch
5'11" x 6'0" (1.80m x 1.83m)

Entrance Hall
10'5" x 15'9" (3.18m x 4.80m)

Study
13'12" x 8'7" (3.96m x 2.62m)

Lounge
13'1" x 18'6" (3.99m x 5.64m)

Dining Room
15'9" x 11'4" (4.80m x 3.45m)

Kitchen Breakfast Room
13'3" x 15'9" (4.04m x 4.80m)

Utility
7'11" x 11'4" (2.41m x 3.45m)

Cloakroom

Landing
9'10" x 15'9" (3.00m x 4.80m)

Bedroom 1
13'2" x 15'9" (4.01m x 4.80m)

En Suite Bathroom
7'11" x 11'4" (2.41m x 3.45m)

Bedroom 2
11'5" x 11'4" (3.48m x 3.45m)

En Suite Shower Room
4'0" x 11'4" (1.22m x 3.45m)

Bedroom 3
13'1" x 11'4" (3.99m x 3.45m)

Bedroom 4
13'1" x 8'9" (3.99m x 2.67m)

Family Bathroom
13'1" x 6'8" (3.99m x 2.03m)

Double Garage
16'10" x 18'6" (5.13m x 5.64m)

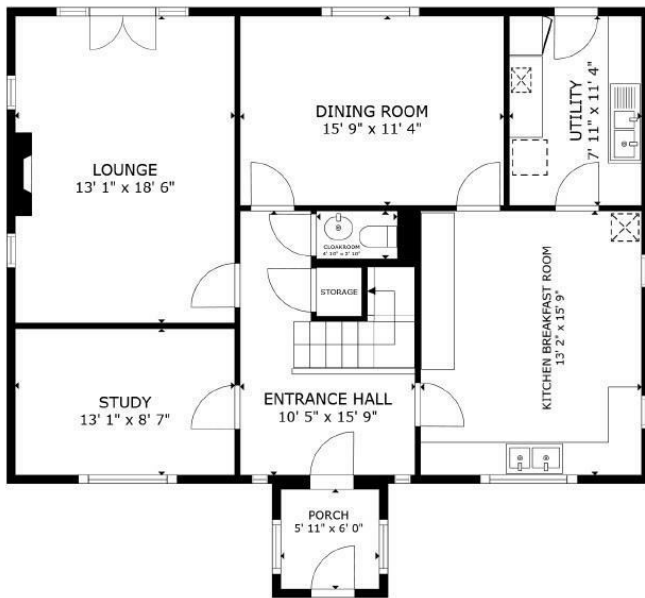


Directions

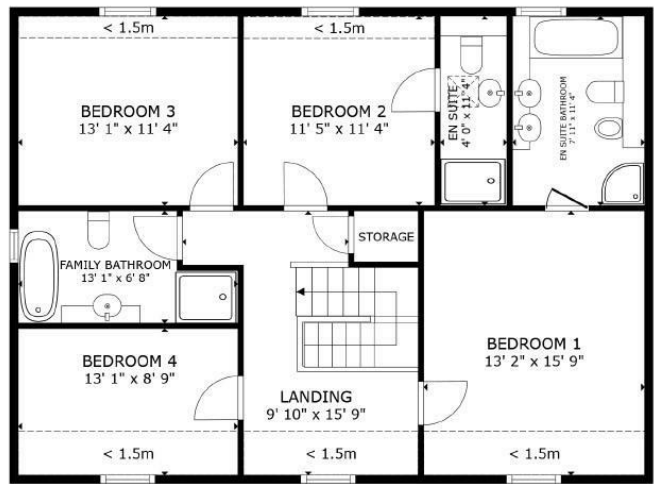
Please use the following postcode for Sat Nav guidance - NG34 0NW



Floor Plan



GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA
 GROUND FLOOR 1,065 sq.ft. FLOOR 1 897 sq.ft.
 EXCLUDED AREAS : REDUCED HEADROOM 128 sq.ft.
 TOTAL : 1,962 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	78
England & Wales		EU Directive 2002/91/EC	