



15 Cow Drove, South Kyme  
£625,000



4



2



3

4 2 3

## Key Features

- Individually Designed
- 3 / 4 Bedroom Detached House
- Set within approx. 1.5 acres
- Kitchen Diner
- 3 Reception Rooms
- Double Detached Garage
- EPC rating TBC
- Sought after Village Location





Newton Fallowell are delighted to offer for sale this individually designed property which is situated at the centre point of a plot occupying approximately 1.5 acres (STS). Designed and built by the current vendors this property boasts generous family living accommodation comprising; Entrance Hall, Lounge, Kitchen Diner, Study, Snug/4th Bedroom, Utility, Cloakroom, Three Double Bedrooms with En-Suite to Master and Family Bathroom. The property further benefits from upvc double glazing, underfloor heating to the ground floor, detached double garage with part converted accommodation above. Outside the land is separated in to two grazing paddocks with timber stables. The rear garden is South facing and enjoys views overlooking the paddock and duck pond. The property is situated on the edge of the idyllic village of South Kyme which benefits from local facilities including a public house, golf course and village hall. South Kyme is approximately 20 miles from the cathedral city of Lincoln where a large variety of shops can be found and approximately 10 miles from the town of Sleaford.



#### Entrance Hall

Having part glazed UPVC door to front, window to front, oak flooring and feature oak staircase with stairs leading to first floor landing.

#### Lounge 23.5m x 12.9m (77.1ft x 42.3ft)

Having window to front aspect, French doors to the side, log burner set in inglenook brick fire place and two TV points.

#### Kitchen Diner 23.6m x 14.1m (77.4ft x 46.3ft)

Having a range of base and eye level units with work surface over, double Belfast sink with mixer tap and rinsing tap over and drainage area to side, space for American style Fridge Freezer, bespoke curved breakfast bar with storage cupboards under, space for Range Master with 6 ring hob with extractor

hood over, space and plumbing for dish washer, tiled flooring, French doors to rear and window to side.

#### Utility Room

Having continued tiled flooring from the Kitchen Diner and having a range of base and eye level units with work surface over, inset one and a half sink with mixer tap over and drainer to side, space and plumbing for washing machine, large storage cupboard housing plumbing for the under floor heating system, extractor fan, part glazed UPVC door to rear and window to rear.

#### Snug 9.7m x 11.9m (31.8ft x 39ft)

Having window to side aspect and TV point.

#### Office 8.1m x 11.5m (26.6ft x 37.7ft)

Having window to front aspect.

#### Cloakroom

Having low level WC, feature hand wash basin, extractor fan and tiled flooring.

#### First Floor Landing

With stairs taken from the Entrance Hall and having access to the loft space and velux window.

#### Master Bedroom 16.1m x 18.4m (52.8ft x 60.4ft)

Having dual aspect windows, TV point, radiator, under eaves storage and a large walk in wardrobe.

#### En Suite

Modern Three piece suite comprising low level WC, pedestal hand wash basin, double walk in shower with mains fed shower and rain effect head over, heated towel rail, shaver point, extractor fan, mosaic flooring and velux window to side.

#### Bedroom Two 18.1m x 12.9m (59.4ft x 42.3ft)

Having dual aspect windows, radiator, TV point and large walk in wardrobe.

#### Bedroom Three 18m x 12.8m (59.1ft x 42ft)

Having window to side, radiator, TV point, under eaves storage and velux window to side.





### Bathroom

Three piece suite comprising low level WC, pedestal hand wash basin, P shaped bath with shower attachment over and rain effect shower head, chrome heated towel rail shaver point, tiled flooring, extractor fan and window to side.

### Garage

Having two electric up and over doors, power and light, personnel door to side and stairs to loft conversion.

### Garage Loft Conversion

Having a small kitchen area with free standing gas oven with hob, sink with drainer, work top space, TV point, radiator, window to side, Velux windows to front and rear. There is a shower room with corner shower, w.c, and wash basin. Whilst this useful space has been part converted some work is still required for building regulations.

### Outside

To the front of the property is a gravelled driveway providing ample off road parking for a number of vehicles and in turn leads to the detached double garage. The paddock to the North of the property is accessed off the driveway and is enclosed with hedging and post and rail fencing. The garden to the rear of the property is South facing with a large paved patio area with brick built pizza oven. The garden is mainly laid to lawn with a pond and access to the second paddock with stables and field shelter.



### Agent Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

## Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 4 Southgate, Sleaford, NG34 7RZ.





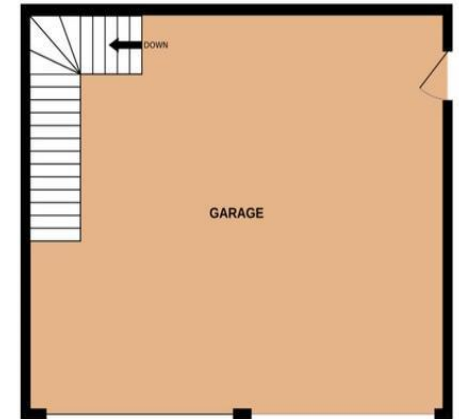
GROUND FLOOR  
1228 sq.ft. (114.1 sq.m.) approx.



1ST FLOOR  
981 sq.ft. (91.1 sq.m.) approx.



GARAGE  
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 3051 sq.ft. (283.4 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.

Made with Metropix ©2023



