



Pinfold Lane, South Rauceby  
£675,000



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Freehold

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## Key Features

- Executive Detached House with One Bedroom Modern Annex
- Five Bedrooms
- Offers Multi Generation Living
- Highly Desirable Village Location
- Envious South Facing Plot
- Immaculately Presented Throughout
- EPC rating: TBC
- Council Tax Band: E





Newton Fallowell are delighted to present to market this Executive Five Bedroom detached house with a further One Bedroom Annex. Being set in the highly sought after village of South Rauceby, this immaculately presented property boasts an enviable South Facing rear garden offering the perfect setting for outdoor living leading form the open plan Kitchen/Family Area. The Annex was built in 2020, modern throughout with an open plan Lounge/Kitchen, Shower Room and Bedroom with Dressing Room. With the further benefits of fitted Solar Panels and Ultrafast Broadband currently being installed in the area, an early viewing is highly recommended to fully appreciate the size, location and standard of property on offer.

#### Outside

The front of the property is approached by a shared gravel driveway, leading to large area further laid to gravel providing ample parking space for several cars, area laid to lawn with decorative shubbery, access to the rear of the property via a side gate on each side with a modern heating oil storage tank. The property also benefits from external security lighting, a video doorbell and wireless home security system.

The well presented SOUTH FACING rear garden offers the perfect setting for outdoor living with a large patio area taken from the Bi Fold doors in the Kitchen/Family Room and Lounge, large area laid to lawn, decorative shrubbery, trees, pond, storage area to side of property, Hot Tub included in the sale, two separate external taps for hard and soft water, outdoor lighting and power points.

#### Entrance Hall

With composite door to front with frosted window, under floor heating, palio core flooring, wall mounted digital thermostat and stairs leading to annex.

#### WC

Modern suite comprising hand wash basin set in vanity unit with cupboard under, low level wc, continued under floor heating and palio core flooring from Entrance Hall and extractor fan.

#### Kitchen/Family/Dining Space

6.92m x 7.31m (22'8" x 24'0")

Fantastic open family space, the kitchen area comprising:

A modern, varied and flexible range of Symphony base and eye level units with GetaLit Compact 12mm Cera M worktops and upstands, palio core tile-effect flooring, central island with breakfast bar, wine cooler, wine rack and electric socket, NEFF Slide and Hide single Pyrolytic Oven Circotherm Oven and NEFF Circotherm Oven with Microwave over, 5 Ring NEFF Induction hob with NEFF Angled Chimney Hoods above a russett splashback, integrated fridge freezer, integrated dishwasher, inset one and half sink with extendable mixer tap and drainer, window to front aspect, vertical radiator, leading in to:

Family/Dining area with palio core flooring, large bi fold doors leading to rear garden, wall mounted thermostat and vertical radiators.

#### Lounge

6.21m x 4.06m (20'5" x 13'4")

With continued palio core flooring, underfloor heating, large bi-fold doors to rear garden, TV point, CAT 6 Ethernet point, large storage cupboard under stairs and wall mounted digital thermostat.

#### Inner Hallway

With stairs leading to 1st floor, storage cupboard, double doors to conservatory and radiator.

#### Conservatory

Being part brick and uPVC build, laminate flooring, electric heater, storage cupboard, dual aspect windows with french doors leading to front garden.

#### Bedroom One

3.96m x 3.67m (13'0" x 12'0")

Having large built in wardrobes with sliding doors and flexible hanging/shelf space, window to rear aspect and radiator.





#### Bedroom Two

3.16m x 3.67m (10'5" x 12'0")

Currently used as a Snug with window to rear aspect and radiator.

#### Bedroom Three

3.96m x 2.92m (13'0" x 9'7")

With window to front aspect and radiator.

#### Family Shower Room

Modern three piece suite comprising double walk in mains fed shower with rain effect head, hand wash basin set in vanity unit with drawers under and large mirror over incorporating an integrated light, heating element and shaving socket. Low level wc, fully tiled, heated towel rail, window to rear aspect and extractor fan.

#### Landing

With stairs taken from Inner Hallway, window to rear aspect and radiator.

#### Bedroom Four

3.61m x 3.32m (11'10" x 10'11")

With window to rear aspect, radiator and under eaves access.

#### Bedroom Five

2.59m x 3.32m (8'6" x 10'11")

Currently used as an office with window to rear aspect, access to walk in eaves storage and radiator.

#### Shower Room

With double electric shower, wall mounted hand wash basin, low level wc, window to front aspect and extractor fan.

#### Annex Open Plan Lounge Kitchen

6.22m x 4.87m (20'5" x 16'0")

Having stairs taken from the Entrance Hall, underfloor heating, immaculately presented open space with palio core flooring, TV point, x2 CAT 6 Ethernet points, x3 electrically operated velux windows with integrated blinds, French Doors with Juliette balcony overlooking the rear garden.

The kitchen area comprises of a range of base and eye level units with work surface over, integrated electric oven, induction hob with extractor fan over, sink with mixer tap and drainer and breakfast bar.



### Annex Bedroom

4.48m x 3.09m (14'8" x 10'1")

Having continued palio core flooring, separate dressing room, window to front aspect, wall mounted thermostat and velux window with integrated blind to side aspect.

### Annex Bathroom

With continued palio core flooring, fully tiled to wall modern suite comprising double walk in mains fed shower unit with rain effect head, large hand wash basin set in vanity unit with drawers under incorporating a shave socket with large mirror over with integrated light, electrically operated bidet toilet, heated towel rail and electrically operated velux window with integrated blind to side aspect.

### Garage

With electric up and over garage door to driveway, sectioned boiler room housing Grant Vortex OFCH condensing boiler, hot water cylinder with integrated immersion and water softener, all installed in 2020. A hot water pump and time together with a digital heating oil quantity gauge complete this efficient 'sealed-system' and complement the Heatmiser smarhub and thermal controls.

### Agents Notes

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# Floorplan

GROUND FLOOR  
1796 sq.ft. (166.9 sq.m.) approx.



1ST FLOOR  
974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA : 2771 sq.ft. (257.4 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,



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