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## Fleetway, North Cotes



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property it must be

  
**lovelle**





£365,000



Welcome to The Willows. This magnificent Four Bedroom Detached Family Home is nestled within the charming and picturesque rural village of North Cotes. Occupying an enviable plot of approximately 1/4 of an acre (sts), this property boasts breath-taking open fields to the rear, offering a tranquil and idyllic setting.

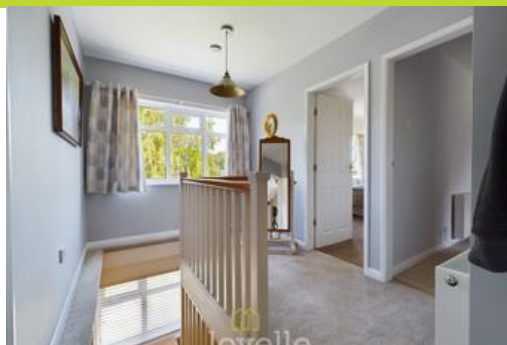
#### Key Features

- Substantial Detached Family Home
- Rural Village Location With Open Fields To Rear
- Total Plot Size Approx. 1/4 Of An Acre
- Large Reception Hallway
- Spacious Lounge, Dining Room
- Kitchen Diner, Utility Room & WC
- Four Double Bedrooms & Bathroom
- Large Driveway & Garage
- Beautiful Mature Rear Garden
- EPC rating F
- Tenure: Freehold









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Meticulously maintained and presented to an exceptional standard, this residence exudes elegance and style throughout. The property has undergone extensive works over the years and most recently has had the electric heating renewed, along with the installation of a multifuel burner and the pitched roof replaced. As you enter, you'll be greeted by a surprisingly spacious Reception Hallway, setting the tone for the generous proportions found throughout the home. The rear of the property features a spacious Living Room, offering a welcoming retreat with its bi-folding doors that seamlessly connect the indoor and outdoor spaces. An archway leads you to the Dining Room, creating a seamless flow for entertaining family and friends. The Kitchen, also situated at the rear, provides additional dining space, making it the heart of the home.

Conveniently located off the Hallway is a practical Utility Room, accompanied by an adjacent WC, adding to the overall functionality of the property. Moving to the first floor, you'll discover Four Double Bedrooms, all thoughtfully designed and spacious, offering ample room for relaxation and privacy. Completing the first floor is a well-appointed Family Bathroom, featuring both a bath and a separate shower enclosure, providing the utmost comfort for your family's needs.

Externally, The Willows impresses from the moment you arrive, with its attractive in and out driveway that ensures ample off-road parking. The integral garage provides additional parking or storage space. The true highlight of this property lies in its extensive and meticulously maintained diverse garden to the rear. A haven for garden enthusiasts, this space offers endless possibilities for outdoor activities, relaxation, and entertaining. Whether you have green fingers or simply appreciate nature's beauty, this garden will undoubtedly captivate you.

In summary, The Willows is a truly exceptional family home, offering a combination of modern comfort, stylish design, and breath-taking surroundings. Viewing this property is highly recommended to fully appreciate its many features and the tranquil lifestyle it offers. Don't miss this opportunity to make The Willows your new home.

#### Entrance Hall

6.03m x 3.32m (19.8ft x 10.9ft)

The entrance to the property features a composite door that provides access to a spacious hallway. This hallway is quite large and can be considered as a room itself due to its size. The flooring in the hallway is tiled, offering durability and easy maintenance. There is a window located in the front aspect of the hallway, allowing natural light to enter and brighten the space. The staircase leads to the first floor and features another window on the front aspect making this wonderfully bright and airy room.

#### Living Room

5.65m x 5.96m (18.5ft x 19.6ft)

The next room in the property is a lovely-sized room that boasts bi-folding doors, providing direct access to the rear garden. These bi-folding doors allow for an abundance of natural light to fill the room and create a seamless connection between indoor and outdoor spaces. One of the focal points of the room is a stone fireplace, which includes a multifuel stove that features a thermostatically controlled integral boiler that delivers heat to the room and feeds three first floor radiators and a hot water system. This fireplace not only adds charm and character to the room but also serves as a source of warmth and cosiness. A black slate plinth complements the fireplace, creating a visually appealing and functional feature. There is a stone feature archway that leads through to the dining room. This archway enhances the flow between the two spaces. It creates a sense of continuity and allows for easy transition from the living area to the dining area.

#### Dining Room

3.19m x 3.35m (10.5ft x 11ft)

Accessed from the lounge through the feature archway. There are glazed patio doors leading out to the delightful garden.

### Kitchen Diner

2.69m x 4.59m (8.8ft x 15.1ft)

The kitchen in the property is fitted with a good range of light wood effect units, offering both style and functionality. These units provide ample storage space for kitchen essentials and are complemented by contrasting work surfaces. The work surfaces incorporate a resin sink/drainage and a mixer tap, making kitchen tasks such as dishwashing convenient and efficient. There is also plumbing in place for a dishwasher. Several appliances have been integrated into the kitchen design, including a fridge and freezer, which are seamlessly built into the units. This integration helps maintain a cohesive and streamlined look. An induction hob is also present, accompanied by an extractor hood placed overhead. Additionally, a built-in eye level oven/grill is provided, offering convenience and ease of use. Furthermore, there is a courtesy door in the kitchen that leads into the garage.

### Utility Room

3.33m x 2.21m (10.9ft x 7.3ft)

The utility room is a well-equipped and efficient space, featuring modern fittings such as base units, contrasting work surfaces with a resin sink, plumbing for a washing machine, a window for natural light, and a door leading to the side of the property for easy access to the outdoors.

### Cloakroom/WC

2.15m x 0.76m (7.1ft x 2.5ft)

Located off the utility room and fitted with a low flush WC and having a window to the side.

### Landing

2.4m x 2.32m (7.9ft x 7.6ft)

The galleried landing features a continued spindle balustrade, a window that brings in natural light and provides a view, a radiator for heating purposes, and a carpeted floor that adds comfort and warmth to the area. This landing serves as an attractive and practical space within the property.

### Master Bedroom

4.4m x 3.06m (14.4ft x 10ft)

A good size room to the rear of the property with a large window giving views to the rear garden.

### Bedroom Two

4.22m x 2.36m (13.8ft x 7.7ft)

Being neutrally decorated and with a window to the front of the property.

### Bedroom Three

3.31m x 3.28m (10.9ft x 10.8ft)

With a window to rear elevation and access to the loft space.

### Bedroom Four

3.35m x 2.67m (11ft x 8.8ft)

Having a window to the rear elevation.

### Family Bathroom

3.33m x 2.61m (10.9ft x 8.6ft)

The bathroom is well-equipped with a panelled bath, a pedestal wash basin, and a low-level WC. It also features a shower enclosure with an electric shower, a chrome towel radiator, a built-in storage/airing cupboard, tiled splashbacks, vinyl flooring, and an obscure glazed window. This bathroom provides a functional and stylish environment for daily self-care routines.





### Front Garden

The front garden contributes to the overall curb appeal of the property, presenting a varied and welcoming exterior. The combination of the in and out driveway, generous off-road parking, integral garage, and the lawn with a planted border creates an aesthetically pleasing and practical front garden space.

### Rear Garden

One of the standout features of the property is its extensive rear garden, which provides a remarkable level of privacy and seclusion. The garden benefits from being southerly facing, providing sunshine for predominately the full day. This expansive outdoor space is predominantly laid to lawn, offering a vast and open area for various outdoor activities. The garden is surrounded by a variety of mature trees, shrubs, and flowerbeds, creating a natural and picturesque setting. These elements add beauty and interest to the garden, while also providing shade, privacy, and a habitat for wildlife.

The presence of mature trees adds a sense of serenity and tranquillity to the surroundings. Within the rear garden, there is a pond and waterfall adding a charming water feature to the landscape. The pond not only enhances the visual appeal but also creates an ecosystem that attract wildlife such as birds and frogs, further enhancing the natural ambiance. Additionally there are raised beds for maturing plants or growing fruit or vegetables providing the opportunity for homegrown produce and fostering a sense of self-sustainability.

### Garage

Integral garage with roller door, power and light.

### Council Tax Information

The Council Tax Band for this property is D. This information was obtained in May 2023 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

### Services

All mains services are available or connected subject to the statutory regulations, with the exception of gas, We have not tested any heating systems, fixtures, appliances or services.



## Mortgage & Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

## Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## How To Make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

## Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## Agents Note

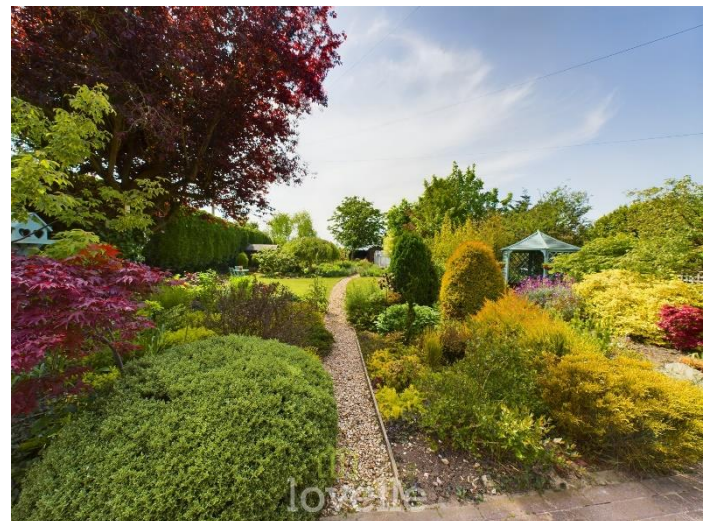
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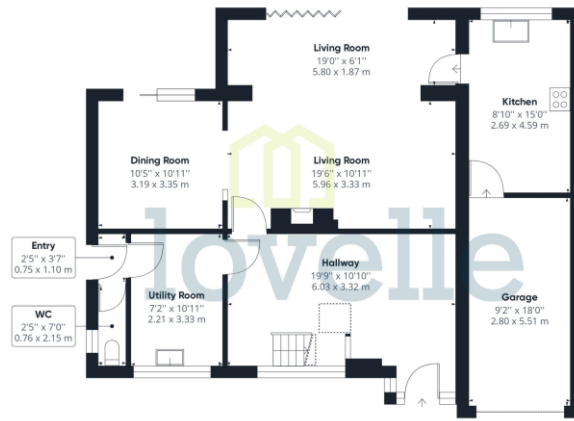
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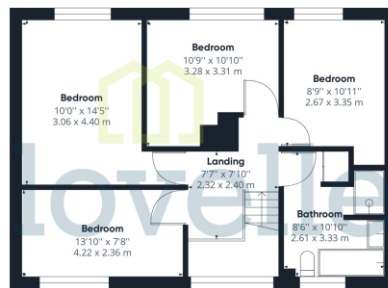




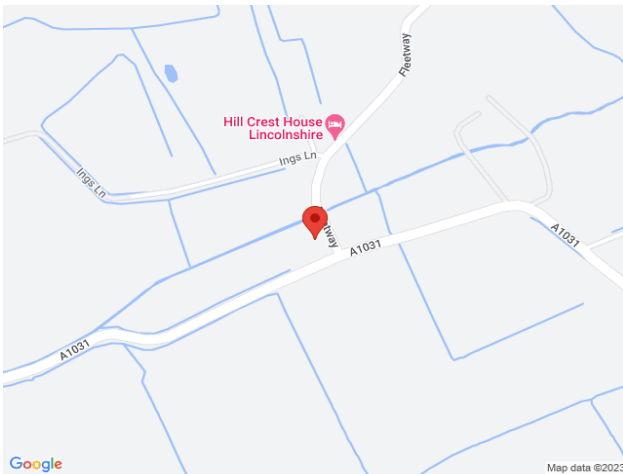




Ground Floor



Floor 1



When it comes to **property** it must be

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