

- Detached Family Home
- Pleasant Village Location
- Four Double Bedrooms
- En-Suite & Large Family Bathroom
- Impressive 37'3" Kitchen & Family Room
- Driveway & Garage
- Generous, Walled Garden
- 15 - 20 Minute Drive To Lincoln Uphill

Secret Garden, Marton Road,  
Willingham By Stow, DN21 5AX  
£575,000



Starkey&Brown is pleased to offer for sale this spacious detached family home located in a quiet village location on a development of only two properties in Willingham By Stow.

Accommodation extends to approximately 2,452 sq ft (including garage) and briefly comprises a large reception hallway with high vaulted ceiling, a ground floor WC, 24'8" with a bay window to the front aspect and French doors overlooking the rear garden.

Impressive 37'3" open plan kitchen, dining and family room, to include a kitchen with granite work surfacing, a utility room, a galleried first floor landing with views over the reception hallway, four very well-proportioned double-bedrooms, an en-suite shower room to the master bedroom and a luxury family bathroom.

Outside, the property has a driveway leading to a garage and a pleasant and generous-sized lawned garden to the rear, which is predominantly enclosed by a brick wall.

Call today to view. Council tax band: F. Freehold.



## Reception Hallway

Having a composite front entrance door, feature high vaulted ceiling, tiled effect luxury vinyl flooring with underfloor heating, a cloak cupboard, an additional understairs storage cupboard, and stairs rising to the first floor.

## Ground Floor WC

Having a low-level WC, a wash hand basin set in a vanity unit, a ceramic tiled floor, part tiled walls, LED downlights, and an extractor.

## Lounge

24' 8" into bay x 14' 0" (7.51m x 4.26m)

Having a bay window to the front aspect, carpeted with underfloor heating, and French doors overlooking the garden.

## Kitchen, Dining & Family Room

37' 3" x 14' 0" (11.35m x 4.26m)

## Kitchen Area

Having a range of matching wall and base units, three slimline larder units, a large central island unit including a breakfast bar, granite work surfacing with matching upstands, an inset stainless steel sink unit with mixer taps over, twin eye-level ovens, an induction hob with cooker hood over, an integral full height fridge, integral full height freezer, integral dishwasher, ceramic tiled floor with underfloor heating, LED downlights, bi-fold doors overlooking the garden and door leading to the garage.

## Utility

7' 7" x 5' 10" (2.31m x 1.78m)

Having a stainless steel sink unit with tiled splashbacks and base unit beneath, plumbing for a washing machine, space for a tumble dryer, ceramic tiled floor, large airing cupboard housing the hot water cylinder, LED downlights, an extractor, and a composite door leading to the rear garden.

## Galleried First Floor Landing

Overlooking the reception hallway, two radiators and LED downlights.

## Master Bedroom

14' 6" min (into wardrobe) x 14' 0" (4.42m x 4.26m)

Having fitted sliding door part mirrored wardrobes, two radiators, and two Velux windows to side.

## En-Suite

Having a spacious three-piece suite comprising a large tiled shower cubicle with mains-fed rainfall shower, additional hand held shower and a glass shower screen, wash hand basin set in a vanity unit, a low-level WC with concealed cistern, ceramic tiled floor, a heated towel rail, part tiled walls, an electric shaver point, LED downlights and an extractor.

## Bedroom 2

15' 5" max x 14' 1" (4.70m x 4.29m)

Having a radiator.

## Bedroom 3

14' 0" x 11' 6" (4.26m x 3.50m)

Having a radiator.

## Bedroom 4

14' 1" x 11' 4" max (4.29m x 3.45m)

Having a radiator and access to the loft.

## Family Bathroom

Having a spacious four-piece suite comprising a free-standing roll-edged bath with mixer taps and a handheld shower attachment over, large tiled shower cubicle with mains fed rainfall shower, additional handheld shower and glass shower screen, wash hand basin set in vanity unit, low-level WC with concealed cistern, ceramic tiled floor, two heated towel rails, an electric shaver point, part tiled walls, LED downlights and an extractor.

## Outside Front

To the front of the property is a generous-sized frontage, being mainly lawn with a variety of established trees, a gravelled area and turning area giving access to the garage, EV charge point, outside lighting, cold water tap, storm porch leading to the front entrance door. Gates at both sides leading to the rear.

## Garage

18' 10" x 10' 0" (5.74m x 3.05m)

Being currently partitioned to create additional living accommodation, however, is considered easily restored and has laminate wood effect flooring, a central heating boiler, a window to the side, access to roof space, and a door leading to the kitchen, dining, and family room.

## Outside Rear

To the rear of the property, there is a generous sized enclosed garden which extends to the side of the property, predominantly enclosed by a brick wall. Being mainly laid to lawn with a wide variety of established shrubs and trees, two paved patio areas, outside lighting, outside power point, and a cold water tap.





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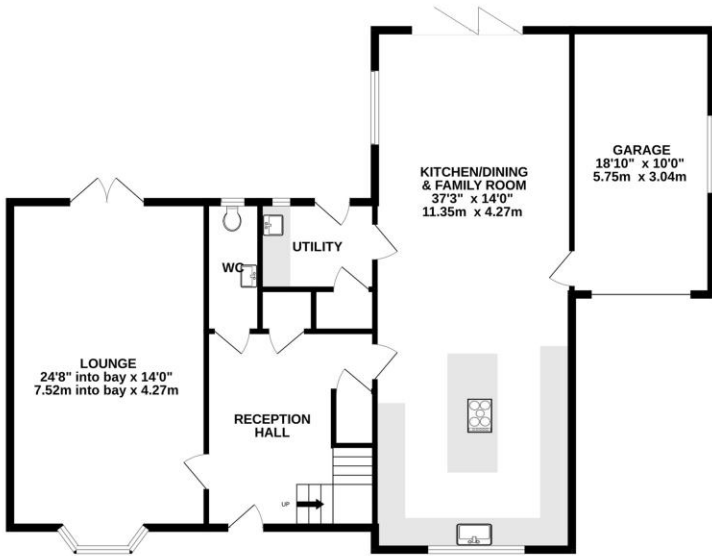




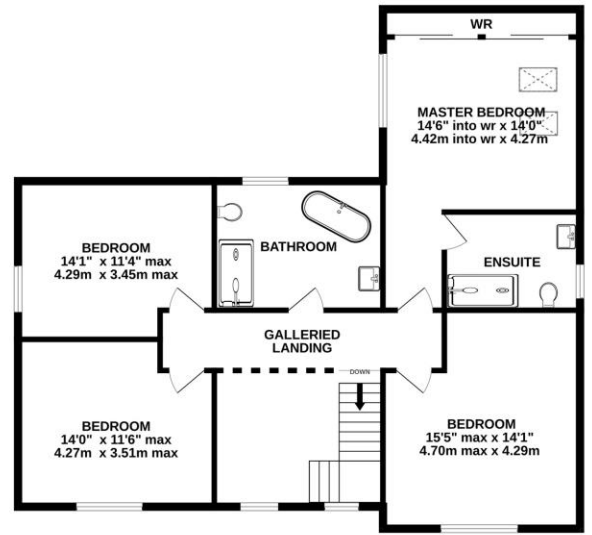
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**GROUND FLOOR**  
1324 sq.ft. (123.0 sq.m.) approx.



**1ST FLOOR**  
1128 sq.ft. (104.8 sq.m.) approx.



**TOTAL FLOOR AREA : 2452 sq.ft. (227.8 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.  
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