



Eagle Road, Spalford



3



2



1

WISTON
COTTAGE

Asking Price £375,000



Key Features

- Stunning Modern Detached 'Cottage'
- Three Bedrooms
- Superb Ensuite, Shower Room & G/F WC
- Dual Aspect Lounge With Log Burner
- Luxurious Dining Kitchen With Bi-Fold Doors
- Tastefully Landscaped Private Rear Garden
- Ample Parking & Gated Driveway
- Council Tax Band: C
- EPC Rating: C
- Tenure: Freehold





Enjoying a delightful quiet position in the rural village of Spalford, this stunning modern detached 'cottage' boasts a tucked away position within a private development, servicing only four properties. This home has been tastefully modernised to a high specification and boasts a gated driveway with ample off-street parking, two versatile outbuildings, a wonderfully landscaped rear garden that is WEST FACING and retains a wonderful degree of privacy. This home is immaculately presented and oozes quality throughout and has accommodation comprising to the ground floor: open entrance hall which leads through to a magnificent dining kitchen space that provides a real hub for the home, is dual aspect and has bi-folding doors, bringing the garden into your home. The kitchen offers a spectacular wow-factor and has Quartz work surfaces with a range of high-quality appliances to include a hot water tap, induction hob with remote controlled extractor over, double electric oven, wine cooler, integrated fridge/freezer, dishwasher, washer/dryer and electrically controlled blinds to the bi-folding doors. The rest of the ground floor has a W/C, and a spacious dual aspect lounge with feature log burning stove and French doors to the rear garden. The first floor has a splendid shower room, and three bedrooms, with the main bedroom having a luxurious ensuite shower room, and bedroom three has fitted furniture to enable a home office space and dressing room.

Outside, this home is approached down a private road before entering through a gated entrance which opens through to an extensive gravelled driveway which provides ample off-street parking. There is also access to a useful garden/log store and a detached timber outbuilding/garage that has water, power and light connected. The rear garden has been landscaped with low maintenance in mind and offers a peaceful setting with a wonderful degree of privacy. A decked and paved area provides a magnificent entertaining space overlooking the garden with steps down to a further gravelled area with raised borders for plants and shrubs, pergola and decked area with connection for a hot tub. Other features of this home include air source heat pump with under floor heating throughout downstairs, and UPVC double glazing throughout. Viewing will be key to appreciate the quality and tranquility of this beautiful home.

ACCOMMODATION - Rooms & Measurements

- Open Entrance Hall 17'1" x 5'3" (5.2m x 1.6m)
- Dining Kitchen 17'9" x 8'5" (5.4m x 2.6m)
- maximum measurements
- Lounge 17'10" x 9'5" (5.4m x 2.9m)
- Ground Floor WC 5'1" x 3'3" (1.5m x 1m)
- First Floor Landing
- Bedroom One 11'7" x 9'6" (3.5m x 2.9m)
- Ensuite Shower Room 8'2" x 5'8" (2.5m x 1.7m)
- maximum measurements
- Bedroom Two 9'2" x 8'6" (2.8m x 2.6m)
- Bedroom Three/Dressing Room 8'2" x 6'6" (2.5m x 2m)
- excludes wardrobes
- Shower Room 7'3" x 5'8" (2.2m x 1.7m)
- Timber Outbuilding/Garage 17'8" x 11'3" (5.4m x 3.4m)
- Garden Store 10'10" x 3'9" (3.3m x 1.1m)

Agent's Note

The property is accessed via a private drive which services the four properties within the development.

Services

Heating via Air Source Heat Pump. Electricity and water and are connected. Drainage is via septic tank, shared with one neighbouring property.

Square Footage

The square footage for this property is approximately 1,152 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

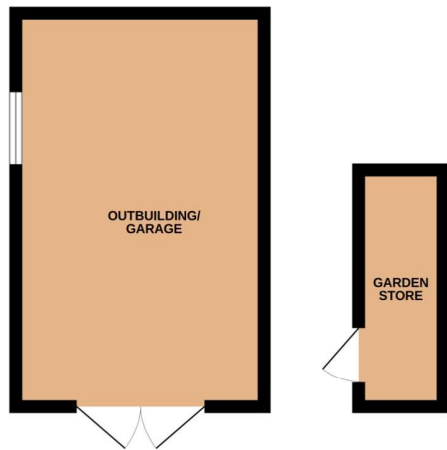
Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

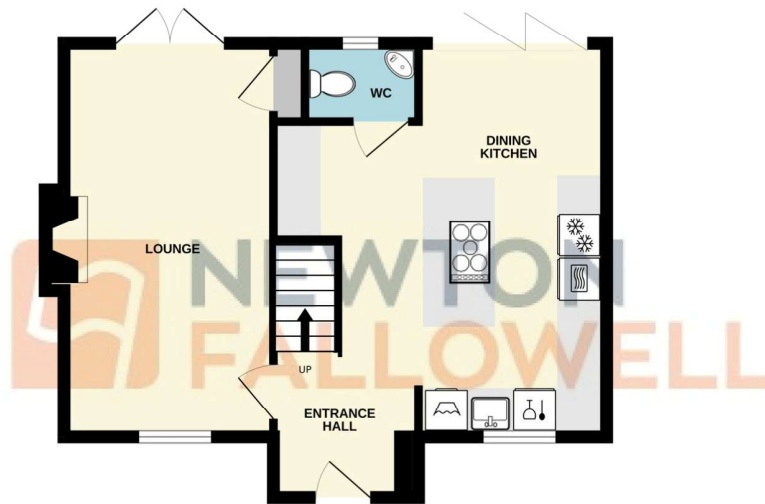
Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.

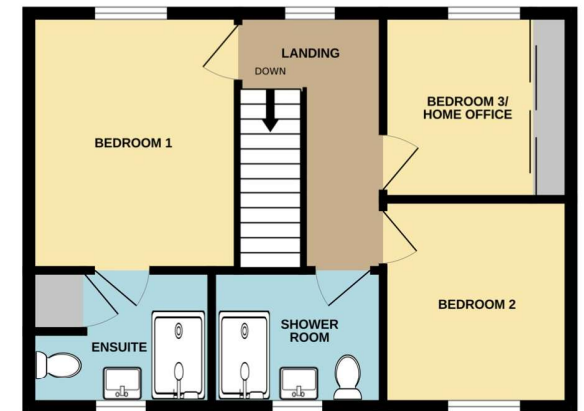
OUTBUILDINGS



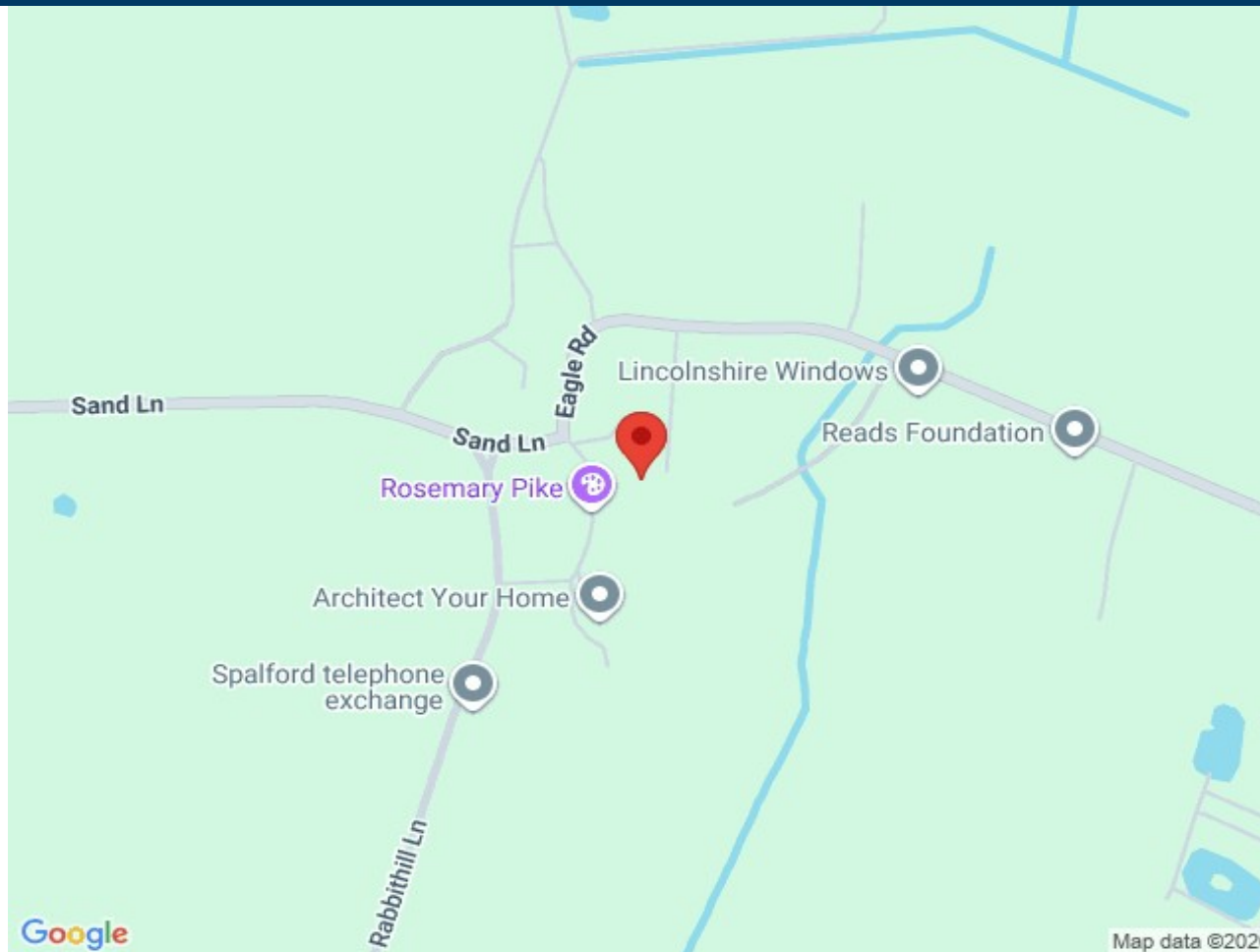
GROUND FLOOR



1ST FLOOR



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 ©2026



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

