



**. The Covey, Evedon Sleaford NG34 9PB**

**welcome to**

**. The Covey, Evedon Sleaford**

Exceptional bespoke detached residence set behind electric gates in the sought-after village of Evedon. Offering elegant living spaces, stunning kitchen opening to a sunroom with field views, generous gardens, plus paddocks of 1.14 acres (STS), driveway and double garage. A MUST VIEW!



### Entrance Hall

This large hall has tiled flooring and two windows to the front.

### Study

This versatile room has a window to the front.

### Dining Room

Having a window to the front.

### Cloakroom

Fitted with a wash hand basin, WC, antique brass heated radiator/towel rail, tiled flooring and window to the side.

### Lounge

This antique style lounge features a brick fireplace, TV point and double doors to the rear.

### Kitchen / Sunroom

Fitted with a range of wall and base units with Spanish Silestone work surfacing over, double sink with drinking tap, integrated appliances including a double oven, microwave, large warming drawer, rising extractor fan, dishwasher, large fridge and separate freezer. There is an island with Spanish Silestone work surfacing and ceramic hob. Having laminate effect wood flooring, TV point, five sets of bi-fold doors and has an open-plan space with seating.

### Utility

Having base units with work surfacing, sink, built-in cupboard, vinyl flooring and door to the side.

### Ground Floor Bedroom

There are built-in wardrobes and patio doors to the rear.

### Ensuite

Fitted with a freestanding bath, shower cubicle, wash hand basin, bidet, tiled flooring, heated towel rail and window to the side.

### First Floor Landing

Oak staircase with glass panels and radiator.

### Bedroom One

There is a radiator and window to the rear.

### Ensuite

Fitted with a shower cubicle, bath, wash hand basin, WC, heated towel rail, tiled with under floor heating and window to the rear.

### Bedroom Two

Having a built-in wardrobe, radiator and window to the front.

### Ensuite

Fitted with a shower cubicle, wash hand basin, WC, heated towel rail, tiled under floor heating and window to the side.

### Bedroom Three

There are two radiators, windows to the front and rear. There is access to bedroom four from this room.

### Ensuite

Fitted with a shower cubicle, wash hand basin, WC, heated towel rail, tiled flooring and velux style window to the front.

### Bedroom Four

Having a radiator and two velux style windows to the rear,

### Outside Front

Being approached via electric wooden gates and gravelled driveway providing parking for multiple vehicles.

### Double Garage

Having electric doors and workshop space.

### Rear Garden

The rear garden has an Indian sandstone patio, bricked lawn area (no turf laid), wrap-around path and two paddocks, approx 1.14 acres (sts). The property has the ability to be sold without paddocks if requested.

### Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead. The current owner has advised that the property price is negotiable without the land. Further details please call the Sleaford office.



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## **. The Covey, Evedon Sleaford**

- Beautiful self-build in Evedon
- Additional paddocks totalling 1.4 acres (STS)
- Underfloor heating throughout downstairs
- Suitable for multi-generational living
- Stunning open plan kitchen/sunroom

Tenure: Freehold EPC Rating: B

Council Tax Band: F

**£985,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH113210 - 0011

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