



Main Road, Tallington

 **NEWTON FALLOWELL**



3 2 3

## Key Features

- Stunning Detached Home situated on an Extensive Plot
- No Onward Chain
- Sought After Village Location
- Multiple Reception Rooms
- Ample Off Road Parking and Double Garage
- Offering Great Scope and Potential
- Council Tax Band - E
- EPC Rating E
- Freehold

£550,000







\*No Onward Chain\* Newton Fallowell are delighted to present this impressive three-bedroom detached family home, occupying a superb plot and offering an exceptional amount of living space. The property benefits from three generous double bedrooms, ample off-road parking, an oversized double garage, and a separate home office located within the garden. With outstanding scope and potential, an internal viewing is essential to fully appreciate everything this home has to offer.

Upon entering, a spacious entrance hall provides access to the ground-floor reception rooms, a downstairs bathroom, and stairs rising to the first-floor landing. To the right is a substantial reception room featuring a large bay window, currently used as a formal dining room. On the opposite side of the property is a bright and welcoming living room, complete with a bay window, feature gas fireplace, and French doors opening onto the rear garden. Just off the living room is an additional versatile reception room with patio doors leading outside, ideal for use as a snug, playroom, or home office. The ground floor is completed by an extensive kitchen-breakfast room, which in turn leads to a large utility room.

The first floor offers three well-proportioned double bedrooms, with the principal bedroom enjoying attractive views over the rear garden. The accommodation is completed by a modern three-piece shower room.

Externally, the property boasts a landscaped front garden with a large gravelled driveway and gated access from the road. The driveway continues along the side of the property, leading to an oversized double garage and a separate home office. This area provides excellent potential, whether for running a business from home or for conversion into additional accommodation (subject to planning permission). To the rear, the property features a generous garden, mainly laid to lawn, with a separate patio area and mature borders, perfect for family living and entertaining.







Entrance Hall 4.65m x 2.58m (15'4" x 8'6")

Lounge 3.65m x 6.5m (12'0" x 21'4")

Dining Room 3.64m x 4.16m (11'11" x 13'7")

Garden Room 5.16m x 3.01m (16'11" x 9'11")

Kitchen/Breakfast Room 7.96m x 3.11m (26'1" x 10'2")



Utility Room 4.39m x 2.42m (14'5" x 7'11")

Bathroom 2.94m x 1.68m (9'7" x 5'6")

Bedroom One 4.36m x 5.16m (14'4" x 16'11")

Bedroom Two 5.44m x 3.58m (17'10" x 11'8")



Bedroom Three 3.6m x 4m (11'10" x 13'1")

Shower Room 1.57m x 2.51m (5'2" x 8'2")

Double Garage 7.61m x 7.26m (25'0" x 23'10")

Office 4.4m x 3.24m (14'5" x 10'7")





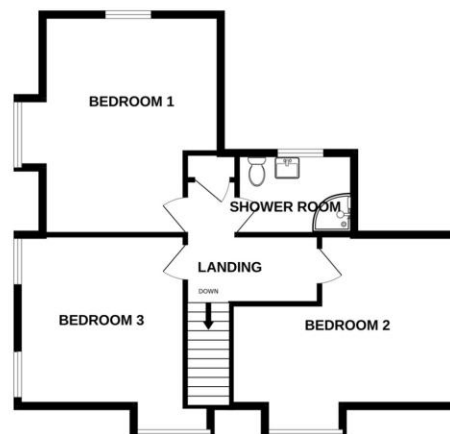
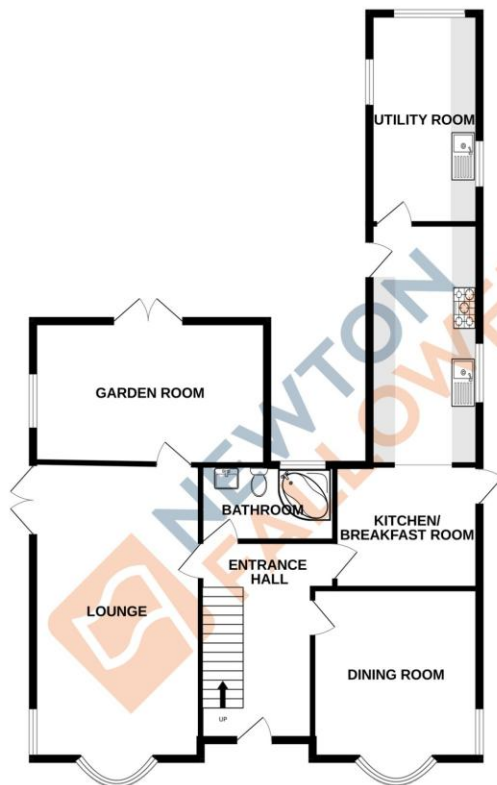
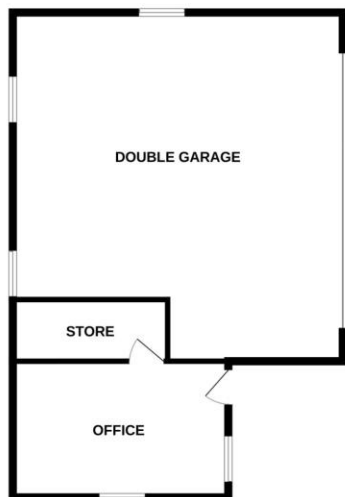




OUTSIDE  
755 sq.ft. (70.1 sq.m.) approx.

GROUND FLOOR  
1122 sq.ft. (104.2 sq.m.) approx.

1ST FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 2569 sq.ft. (238.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

#### COUNCIL TAX INFORMATION:

Local Authority: South Kesteven  
Council Tax Band: E

#### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

#### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

#### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.