# Dowsdale Bank

Shepeau Stow, Whaplode Drove, Spalding, PE12 0TX

**Offers Invited £530,000 - Freehold, Tax Band - D**

4 3 2 B



## Floor Plan



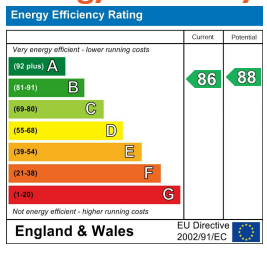

## Area Map




## Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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## Shepeau Stow, Whaplode Drove, Spalding, PE12 0TX

City and County present this exceptional new-build detached chalet in the Lincolnshire countryside, enjoying open field views yet close to Crowland. Finished to a high standard with oak doors, vaulted ceilings, and underfloor heating, the home offers versatile accommodation including four bedrooms, a luxury bathroom, and a high-spec kitchen with integrated appliances. Bi-fold doors open onto a large decked patio, with a balcony from the first floor overlooking landscaped gardens. Outside, there is ample parking. A detached Dutch barn-style triple garage includes a self-contained annex above with kitchen/living space, en-suite, and independent access, plus solar panels. Further benefits include oil heating, private drainage, and a 7-year warranty.

Set on a generous plot amidst the picturesque Lincolnshire countryside, the property enjoys uninterrupted field views to the front and rear, yet remains just six miles east of the charming market town of Crowland. Finished to an impressive standard throughout, the home features bespoke touches such as oak doors, LED lighting, oak beams, vaulted ceilings, and custom-designed sanitary ware.
The interior is beautifully styled with versatile accommodation, including a spacious open-plan reception hall, two ground-floor bedrooms, and a luxurious four-piece bathroom. The high-gloss kitchen/breakfast room comes fully equipped with integrated appliances, including a dishwasher, fridge/freezer, two electric ovens, a five-ring induction hob, and quartz work surfaces. Underfloor heating runs throughout the ground floor, with radiators on the first floor. Bi-folding doors open onto an extensive composite decked patio, perfect for alfresco dining while enjoying sunset views, and a convenient utility area is also included. A stunning oak and glass staircase leads to the first floor, featuring two further bedrooms, a luxurious en-suite, and bi-folding doors that open onto a balcony/sun terrace overlooking the landscaped rear garden and decking. The property also offers side access and a gravel driveway with ample parking.
The detached triple garage, designed in a Dutch barn style with electric roller doors, features annex accommodation above, including an open-plan kitchen/living area and an en-suite shower room. The barn also benefits from solar panels on the roof and, with its own metered electricity supply and independent access, can be used separately from the main house.
Additional benefits include oil-fired central heating, a private sewage treatment plant, and a 7-year architect-backed insurance warranty

**Entrance Hall**
3.94 x 3.12 (12'11" x 10'2")

**WC**
1.07 x 1.85 (3'6" x 6'0")

**Kitchen/Living Area**
8.02 x 3.12 (26'3" x 10'2")

**Kitchen/Living Area**
4.97 x 4.08 (16'3" x 13'4")

**Bathroom**
3.64 x 2.09 (11'11" x 6'10")

**Bedroom Three**
3.89 x 3.01 (12'9" x 9'10")

**Study/Bedroom Four**
3.64 x 2.16 (11'11" x 7'1")

**Landing**
1.24 x 3.07 (4'0" x 10'0")

**Master Bedroom**
4.43 x 3.66 (14'6" x 12'0")

**En-Suite To Master Bedroom**
2.15 x 1.29 (7'0" x 4'2")



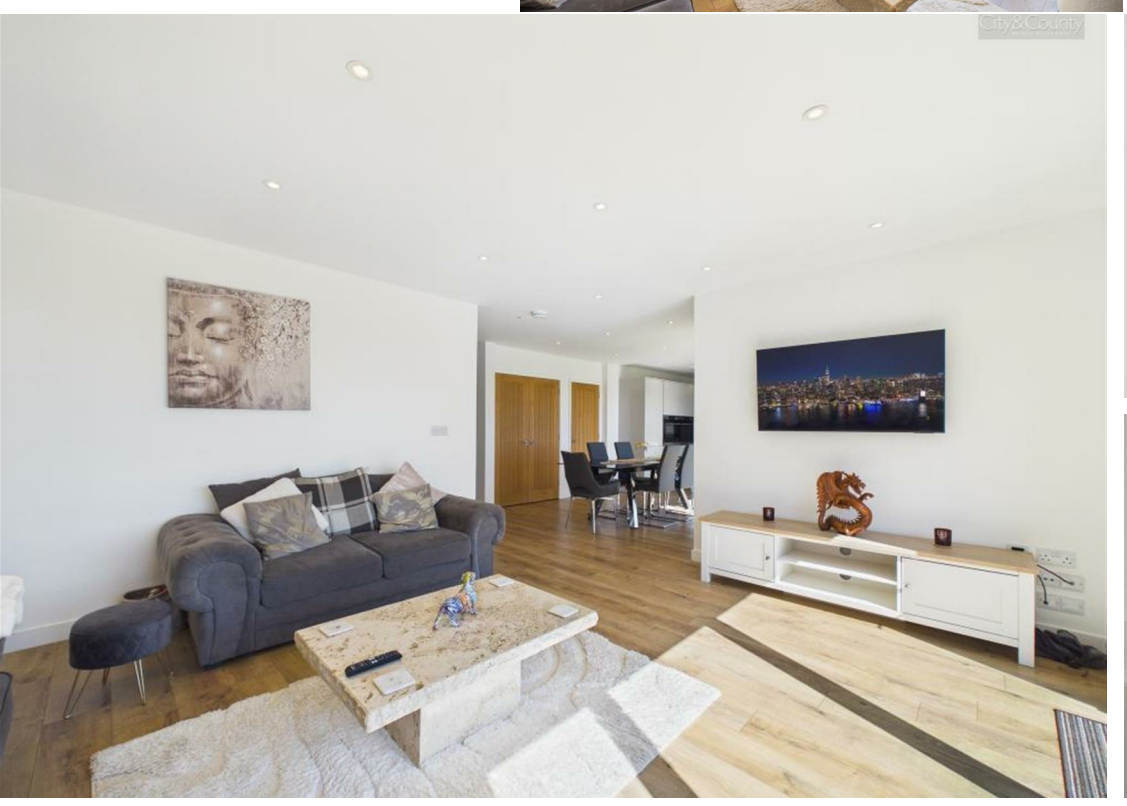


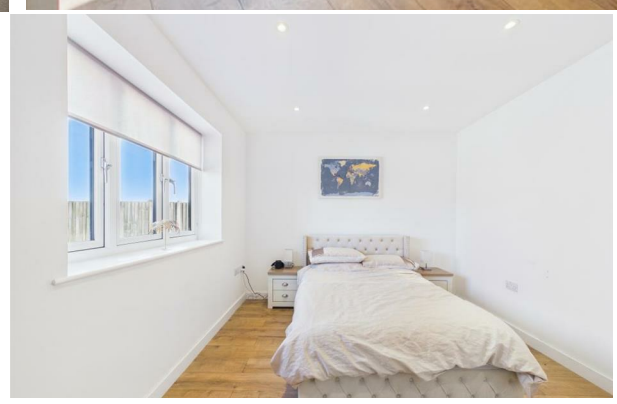




















**Balcony**
4.99 x 3.32 (16'4" x 10'10")

**Bedroom Two**
2.67 x 3.75 (8'9" x 12'3")

**Entrance Hall To Annex**
0.98 x 1.60 (3'2" x 5'2")

**Workshop**
3/59 x 2.72 (9'10"/193'6" x 8'11")

**Annex Kitchen/Living Area/Bedroom**
5.17 x 7.67 (16'11" x 25'1")

**Annex Shower Room**
2.02 x 1.99 (6'7" x 6'6")

**Garage**
5.47 x 5.08 (17'11" x 16'7")

**EPC - B**
86/88

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**
Construction: Standard
Accessibility / Adaptations: Lateral Living, Wheelchair Accessible, Wide Doorways
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Triple Garage, Driveway Private
Solar Panels: Yes - Owned Outright
Water: Mains
Electricity: Mains Supply
Sewerage: Septic Tank
Heating: Oil
Internet connection: Adsl
Internet Speed: up to 51Mbps
Mobile Coverage: O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty.
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.