NEWTON FALLOWELL

Spinney View, Gipsey Drove, Gipsey Bridge - PE22 7DB

£450,000

Spinney View Gipsey Drove

Gipsey Bridge, Boston

An exceptional, individually designed detached residence by multi-award-winning architects Neil Dowlman Architecture, set on an impressive plot of approximately 0.25 acre (subject to survey) and enjoying expansive open views to both the front and rear. Meticulously planned with modern living in mind, the property showcases a high standard of craftsmanship and thoughtful architectural detail throughout.

Extending to over 1,900 sq ft of beautifully presented accommodation, the ground floor is centred around a welcoming entrance hall with a striking feature staircase. There is a versatile reception room suitable for use as a snug, study, or additional bedroom, alongside a formal dining room with double doors opening into the stunning open-plan living kitchen. This standout area is flooded with natural light, features bi-fold doors opening onto the rear garden. The living area features a media wall and the luxury kitchen is fitted with high-quality units, quartz work surfaces and integrated appliances. A utility room and cloakroom complete the ground floor layout.

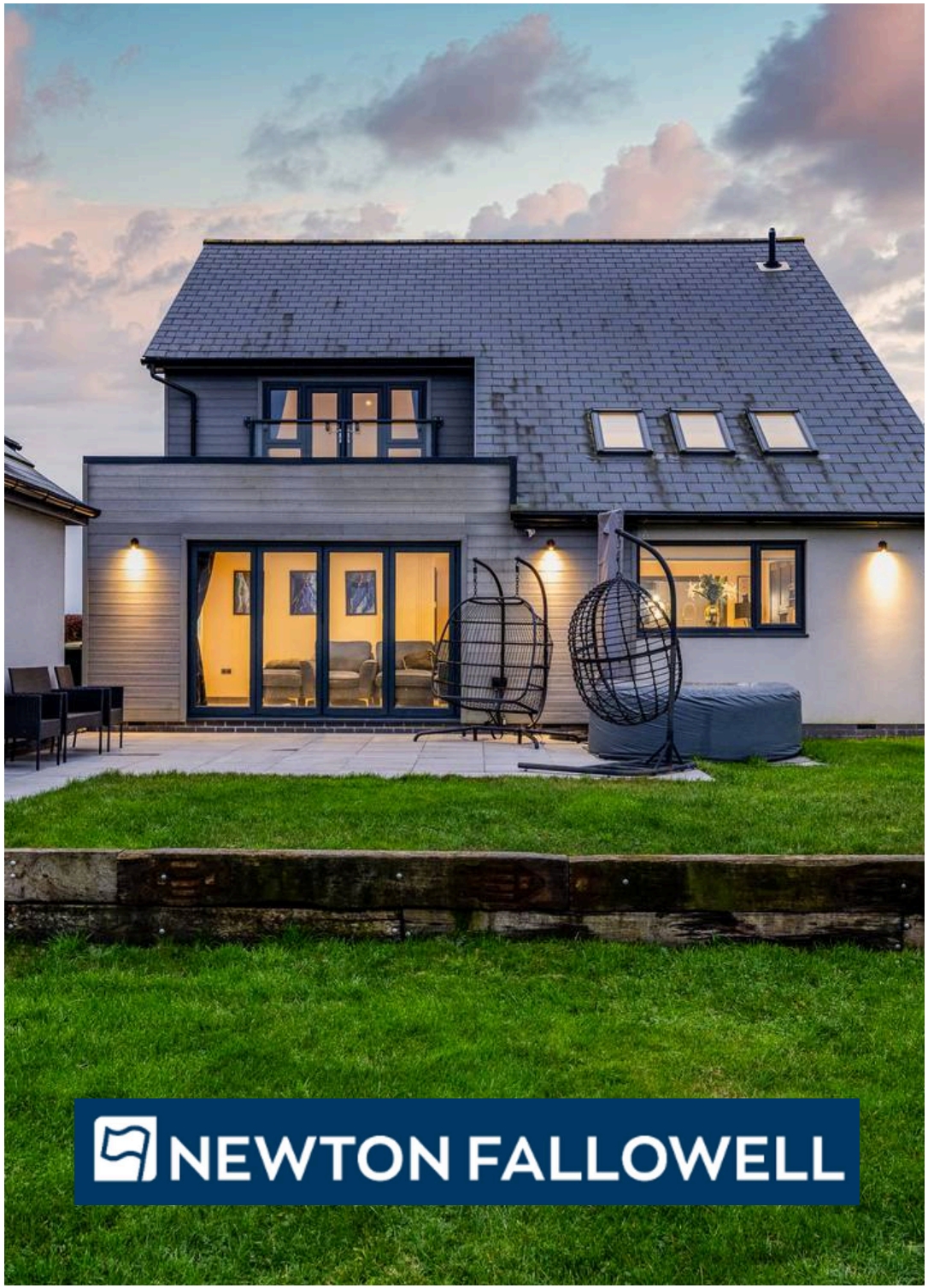
The first-floor landing boasts a vaulted ceiling and a full-height window framing far-reaching views to the front. The generous principal bedroom benefits from a dressing area and a stylish en-suite shower room, while two further well-proportioned bedrooms are served by a family bathroom featuring both a bath and a separate shower.

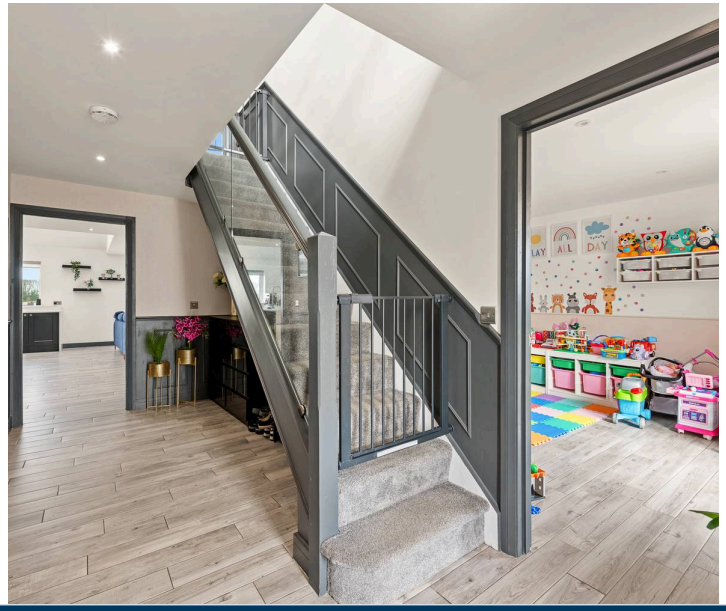
Externally, the property offers a lawned front garden, driveway providing ample off-road parking, a garage and an enclosed rear garden with a paved patio, ideal for outdoor dining and entertaining. Additional benefits include LPG central heating with underfloor heating throughout the ground floor, high-performance glazing and solar panels, enhancing both comfort and energy efficiency.

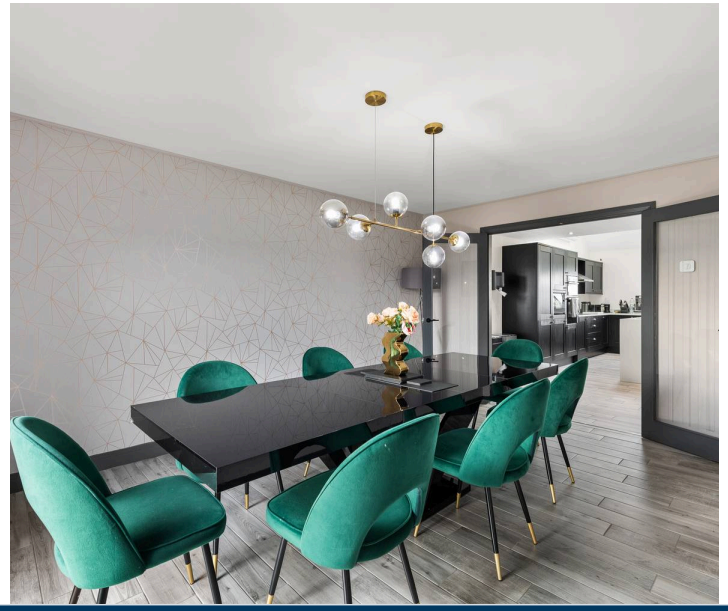
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C







ACCOMMODATION
Front entrance door with side screen through to the:

ENTRANCE HALL
Having inset ceiling spotlights, tiled floor and staircase rising to first floor.

SNUG/BEDROOM FOUR
15' 4" x 11' 1" (4.67m x 3.38m)
Having full height window to front elevation, tiled floor and inset ceiling spotlights.

DINING ROOM
15' 3" x 11' 1" (4.65m x 3.38m)
Having full height window to front elevation, tiled floor and glazed double doors through to the:

OPEN PLAN LIVING KITCHEN
30' 2" x 21' 5" (9.19m x 6.53m)
(max) Forming areas comprising:

KITCHEN AREA
Having windows to side & rear elevations, three Velux roof windows, tiled floor, air conditioning and walk-in storage cupboard. Fitted with a range of base & wall units with quartz work surfaces with upstands comprising: electric induction hob inset to work surface, cupboards & drawers under, cupboards & cooker hood over. Range of tall units to side housing integrated electric double oven, integrated microwave and integrated fridge & freezer. Work surface return with cupboards under. Island unit with undercounter ceramic sink, cupboards & integrated dishwasher under, breakfast bar to one side and walk-in pantry/storage cupboard.

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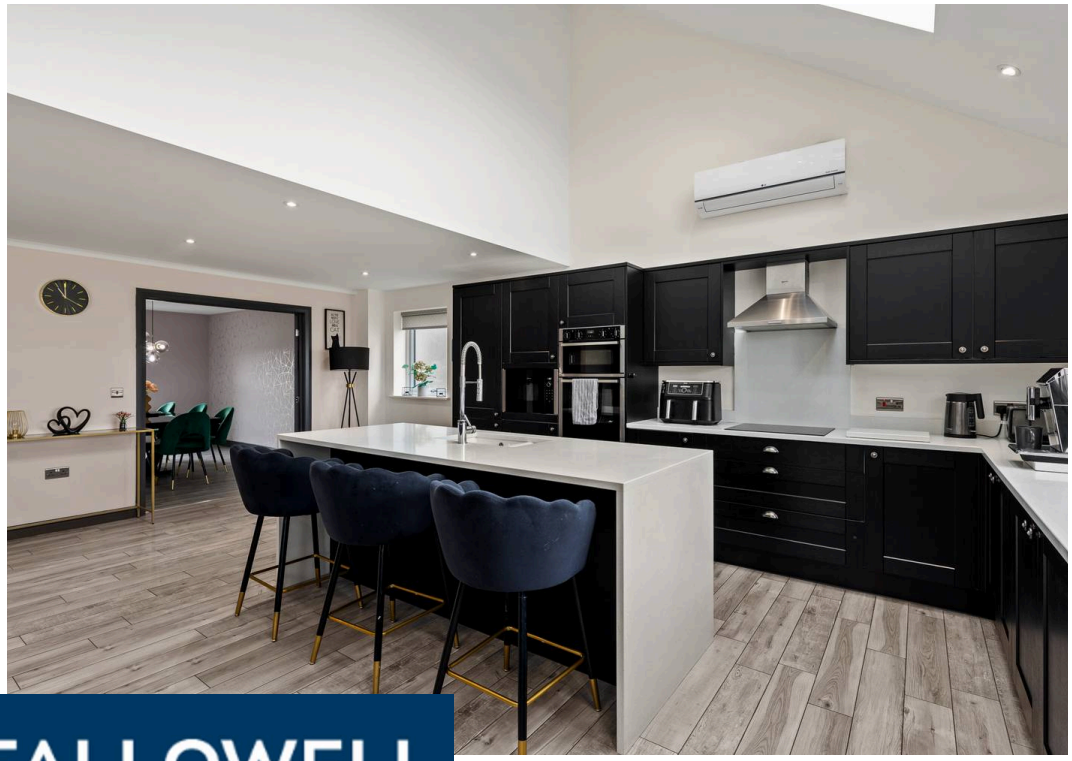

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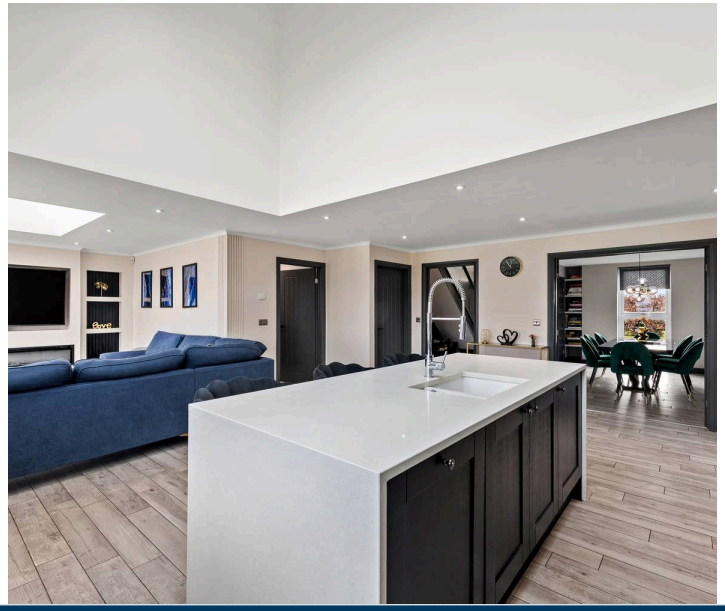
LIVING AREA
Having bi-fold doors to rear elevation & garden, sky lantern, inset ceiling spotlights, continuation of ceramic tiled floor and media wall with inset shelving.

UTILITY
11' 1" x 5' 4" (3.38m x 1.63m)
Having part glazed door to side elevation, tiled floor, extractor, LPG fired boiler providing for both domestic hot water & heating, work surface with inset stainless steel sink & drainer, cupboards, drawers, space & plumbing for automatic washing machine under.

CLOAKROOM
Having window to side elevation, tiled floor, extractor, hand basin inset to vanity unit with cupboard under and WC with concealed cistern.



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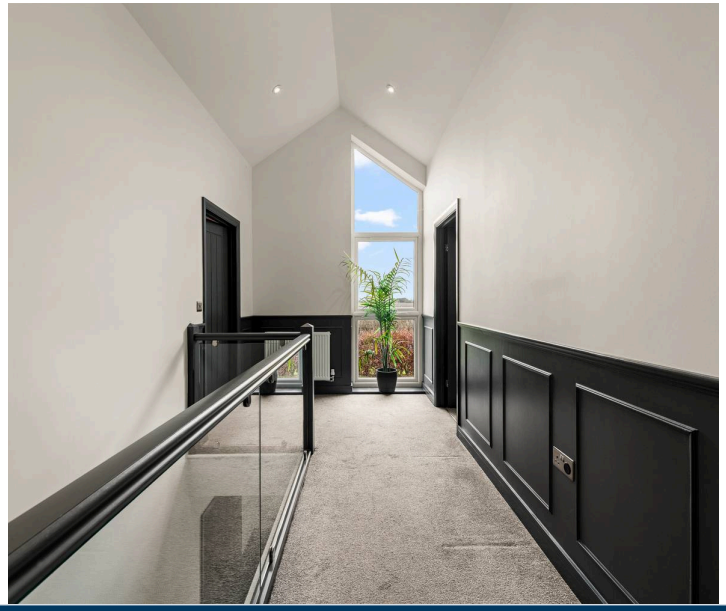

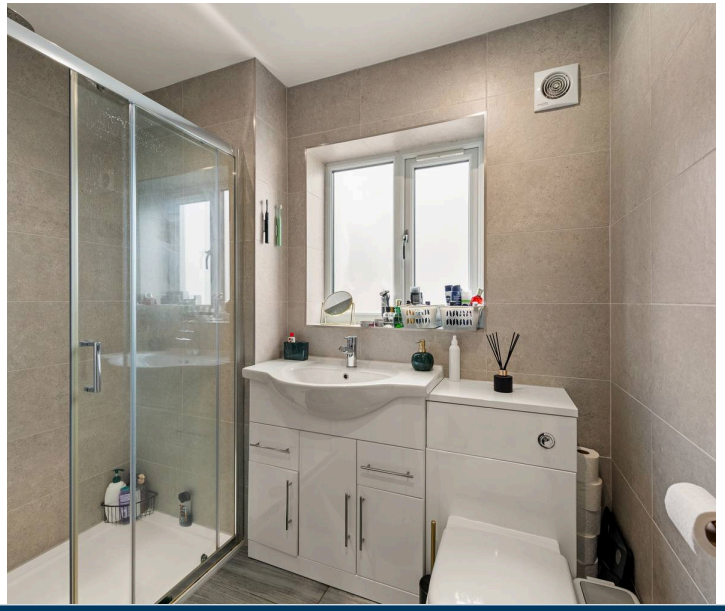

FIRST FLOOR LANDING
Having vaulted ceiling, full height window to front elevation, inset ceiling spotlights, radiator, smoke alarm and built-in storage cupboard.

MASTER BEDROOM
14' 11" x 13' 9" (4.55m x 4.19m)
Having french doors with windows to either side to juliette balcony & rear elevation, inset ceiling spotlights and radiator.

DRESSING AREA
Having inset ceiling spotlights, radiator and access to roof space.

EN-SUITE
Having window to side elevation, inset ceiling spotlights, heated towel rail, tiled walls, tiled floor and extractor. Fitted with a suite comprising: walk-in double shower enclosure with overhead & hand held shower fittings, hand basin inset to vanity unit with cupboards & drawers under and WC with concealed cistern.

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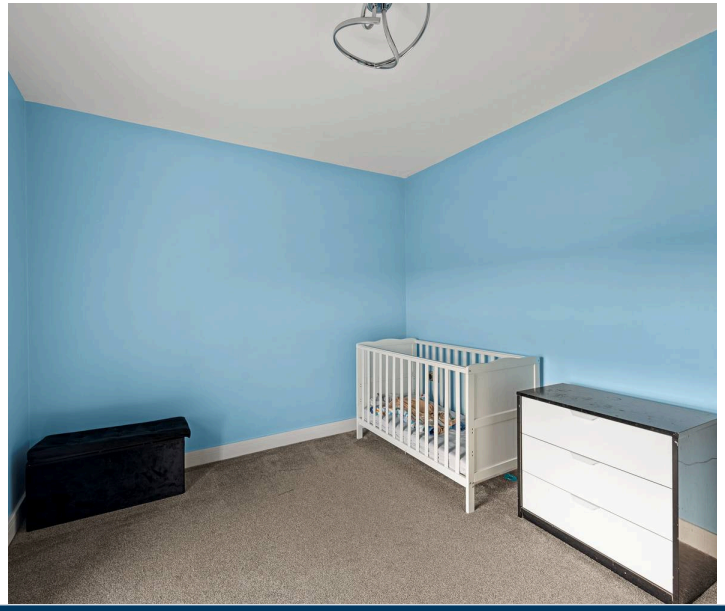
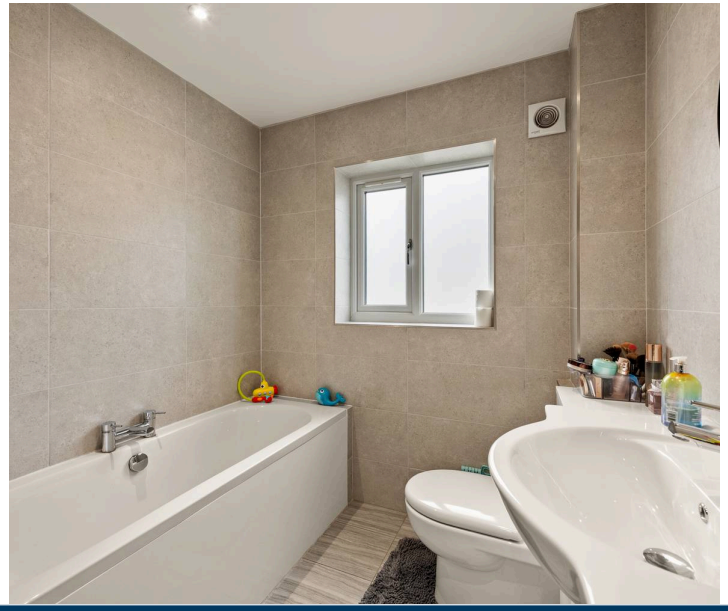
BEDROOM TWO
11' 1" x 9' 3" (3.38m x 2.82m)
Having window to front and radiator.

BEDROOM THREE
11' 1" x 9' 3" (3.38m x 2.82m)
Having window to front elevation and radiator.

BATHROOM
Having window to side elevation, inset ceiling spotlights, heated towel rail, tiled walls, tiled floor and extractor. Fitted with a suite comprising: panelled bath, walk-in double shower enclosure with overhead & hand held shower fittings, hand basin inset to vanity unit with cupboards & drawers under and WC with concealed cistern.





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EXTERIOR

To the front of the property there is a shaped lawn. A pair of five bar gates gives access to a driveway with turning area which extends down the side of the property to the:

GARAGE

20' 0" x 10' 6" (6.10m x 3.20m)

Having electric roller door, window & part glazed door to side, window to rear, light and power.

REAR GARDEN

Being enclosed by post & rail fencing and having raised porcelain tiled patio and large lawned garden.

THE PLOT

The property occupies a plot of approximately 0.25 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity, water & drainage connected. Heating is via an LPG fired boiler served by underfloor heating to the ground floor and radiators to the first floor. The property has high performance uPVC glazing throughout and solar panels.

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LIFETIME LEGAL

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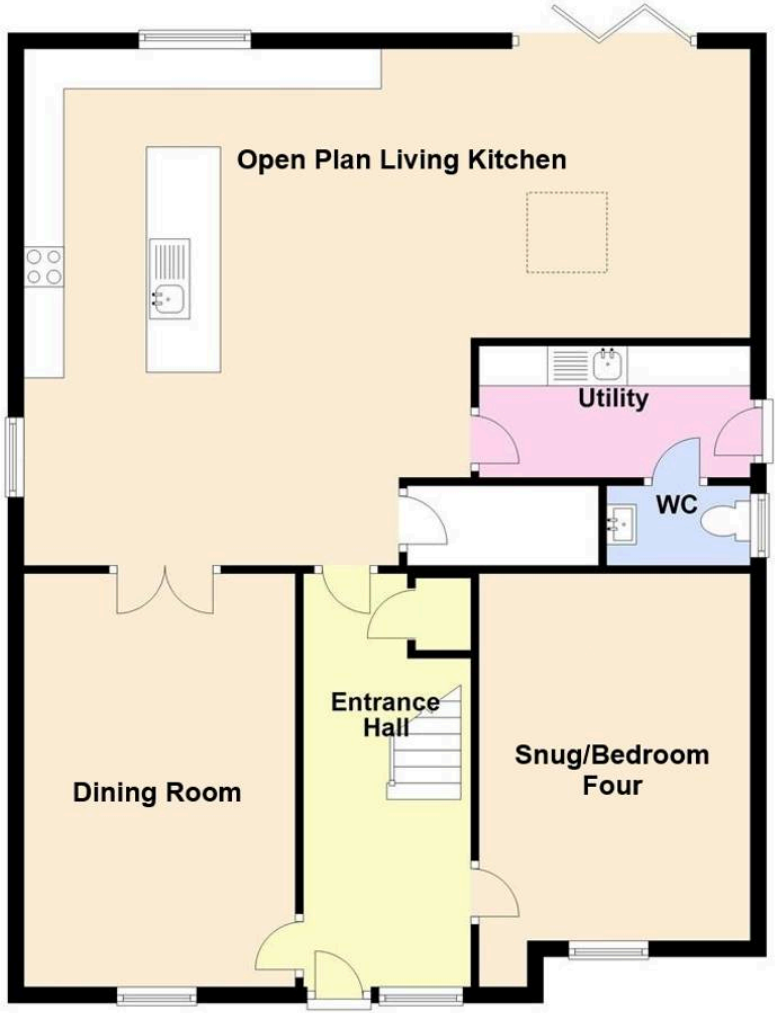
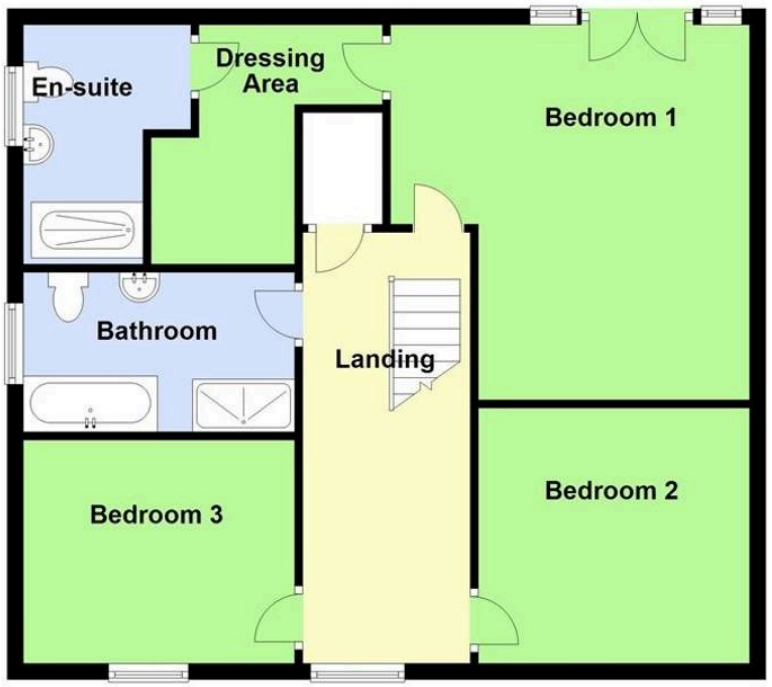
Ground Floor
Approx. 104.4 sq. metres (1123.6 sq. feet)



First Floor
Approx. 72.6 sq. metres (781.0 sq. feet)



Total area: approx. 176.9 sq. metres (1904.6 sq. feet)

Newton Fallowell Estate Agents

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