



This superb architect-designed contemporary home has no onward chain and offers an exceptional blend of village living and open countryside, enjoying breathtaking rear views across adjoining fields and spectacular sunsets that can be appreciated from both the striking apex windows and the private balcony serving the principal bedroom.

Completed in 2023, this 'A' rated property remains immaculately presented throughout and still retains the feel of a brand-new home, having been meticulously maintained by the current owners. Benefitting from a combination of air source heating, solar panels and underfloor heating to the ground floor, this energy efficient home has been designed with modern family life in mind. The heart of the home is a stunning open-plan kitchen, dining and living space featuring two sets of quadruple bi-folding doors that effortlessly connect the interior with the surrounding gardens, flooding the room with natural light and creating a wonderful sense of space.

In addition to the impressive open-plan living area, the property benefits from three further reception rooms, offering excellent versatility to accommodate a variety of lifestyles, whether for formal entertaining, home working, family recreation or guest accommodation.

The first floor provides four generous double bedrooms, including a luxurious principal suite complete with dressing room, en-suite facilities and a private balcony overlooking the uninterrupted countryside beyond. The family bathroom is particularly impressive, featuring a large walk-through shower, freestanding bath, elegant marble-effect tiling and high ceilings, creating a thoroughly modern and luxurious space.

Positioned within the sought-after village of Stickford, at the gateway to the beautiful Lincolnshire Wolds - an Area of Outstanding Natural Beauty, the property combines rural tranquillity with excellent convenience. Nearby amenities include primary and secondary schooling, a GP surgery, public house and a range of everyday facilities, making this a truly outstanding home for families seeking space, quality and an enviable lifestyle setting.



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Reception Hall – 6.03m x 2.38m (19'9" x 7'10") – An impressive and light-filled entrance featuring a dramatic double-height glazed frontage, attractive Victorian-style patterned floor tiles, underfloor heating, cloaks cupboard with shelving and hanging rail, ground floor plant room providing additional storage, and a bespoke glass and timber staircase rising to the galleried landing on the first floor.

Lounge – 6.00m x 3.48m (19'8" x 11'5") – A spacious reception room with windows to the side and rear elevations, complete with TV, Cat 5 and satellite connections, LED spotlights, and underfloor heating.

Office/Family Room – 2.96m x 3.50m (9'9" x 11'6") – A versatile room with window to the front elevation and built-in storage cupboard with shelving, ideal as a home office, playroom or additional reception room.

Snug – 3.97m x 3.48m (13'0" x 11'5") – A comfortable and flexible reception space enjoying windows to the front and side elevations, complete with TV and Cat 5 connections.

Open Plan Living Kitchen – 9.58m x 5.94m (31'5" x 19'6") – The spectacular heart of the home, featuring two sets of quadruple bi-fold doors with integral blinds opening onto the side and rear patios, seamlessly blending indoor and outdoor living. The kitchen is fitted with an extensive range of contemporary units and Iq Venato quartz work surfaces incorporating a central island with inset one-and-a-half bowl sink and mixer tap. Integrated appliances include a brand new 'unused' dishwasher, Neff induction hob with extractor, Neff combined microwave and small oven and Neff fan oven. There are also full-height fridge and freezer and wine cooler. Attractive oak-effect herringbone ceramic flooring extends throughout the kitchen and utility areas with under-floor heating. The kitchen is also complete with TV, Cat 5 and satellite connections.

Pantry - A particularly useful walk-in pantry providing excellent shelving and storage for provisions.

Utility Room – 3.54m x 2.58m (11'7" x 8'6") – Fitted with wooden work surfaces, and inset stainless steel sink unit, wall and base units, space for washing machine and tumble dryer, built-in seating area with coat hooks and shoe storage, continuation of the ceramic flooring, and external access via a part-glazed door. Cloakroom/WC – Fitted with a low-flush WC.

Landing -An exceptional and spacious landing flooded with natural light from the feature apex window, roof lantern and glass staircase. Access to all first-floor accommodation and a generous walk-in linen cupboard housing the hot water cylinder and providing extensive shelving. All bedrooms have TV and CAT 5 connection points.

Bedroom One – 5.71m x 4.16m (18'9" x 13'8") – A stunning principal suite featuring a dramatic vaulted apex ceiling and glazing overlooking the rear garden and open countryside beyond. French doors open onto a private balcony, ideal for enjoying far-reaching views and spectacular sunsets. Stylish En Suite Shower Room and Walk-in Wardrobe – Fitted with an extensive range of hanging rails, shelving and drawer units, together with radiator and LED spotlights.

Bedroom Two – 4.56m x 3.50m (15'0" x 11'6") – A generous double bedroom enjoying wonderful open countryside views to the rear, together with radiator and LED spotlights.

Bedroom Three – 4.36m x 3.49m (14'4" x 11'5") – A further double bedroom with window to the front elevation, built-in wardrobe with shelf and hanging rail, radiator, loft access and LED spotlights.

Bedroom Four – 3.07m x 3.43m (10'1" x 11'3") – A double bedroom with window to the front elevation, radiator and LED spotlights.

Family Bathroom – 4.38m x 3.38m (14'4" x 11'1") – Beautifully appointed with marble-look tiling to walls and floor and featuring a superb high ceiling. Modern four piece suite comprises a large double-ended bath, walk-through shower, concealed cistern WC, modern wash hand basin with storage beneath. There is the added feature of several illuminated recessed niches for bathroom products, two vertical radiators and an attractive pendant lighting.







Outside - The property occupies an attractive village plot along a lane, with uninterrupted countryside views to the rear. It is approached via double timber five-bar gates set within post and rail fencing to the front aspect. A block-paved driveway provides ample off-road parking and access to the attached **Garage – 5.91m x 3.39m (19'5" x 11'2")** with 3m wide electric roller door, power, lighting and personnel door to the rear garden.

The front and side gardens are attractively landscaped with well-stocked borders containing a variety of flowering plants and shrubs. Extensive paved patios extend along both the side and rear elevations, creating ideal spaces for al fresco dining and outdoor relaxation. The rear garden is principally laid to lawn and enjoys a delightful open aspect across neighbouring countryside. A rear boundary fence has been left low to preserve the far-reaching views beyond. Further benefits include a timber workshop and separate storage shed, both of which are included within the sale.

EPC – A

Council Tax Band – E

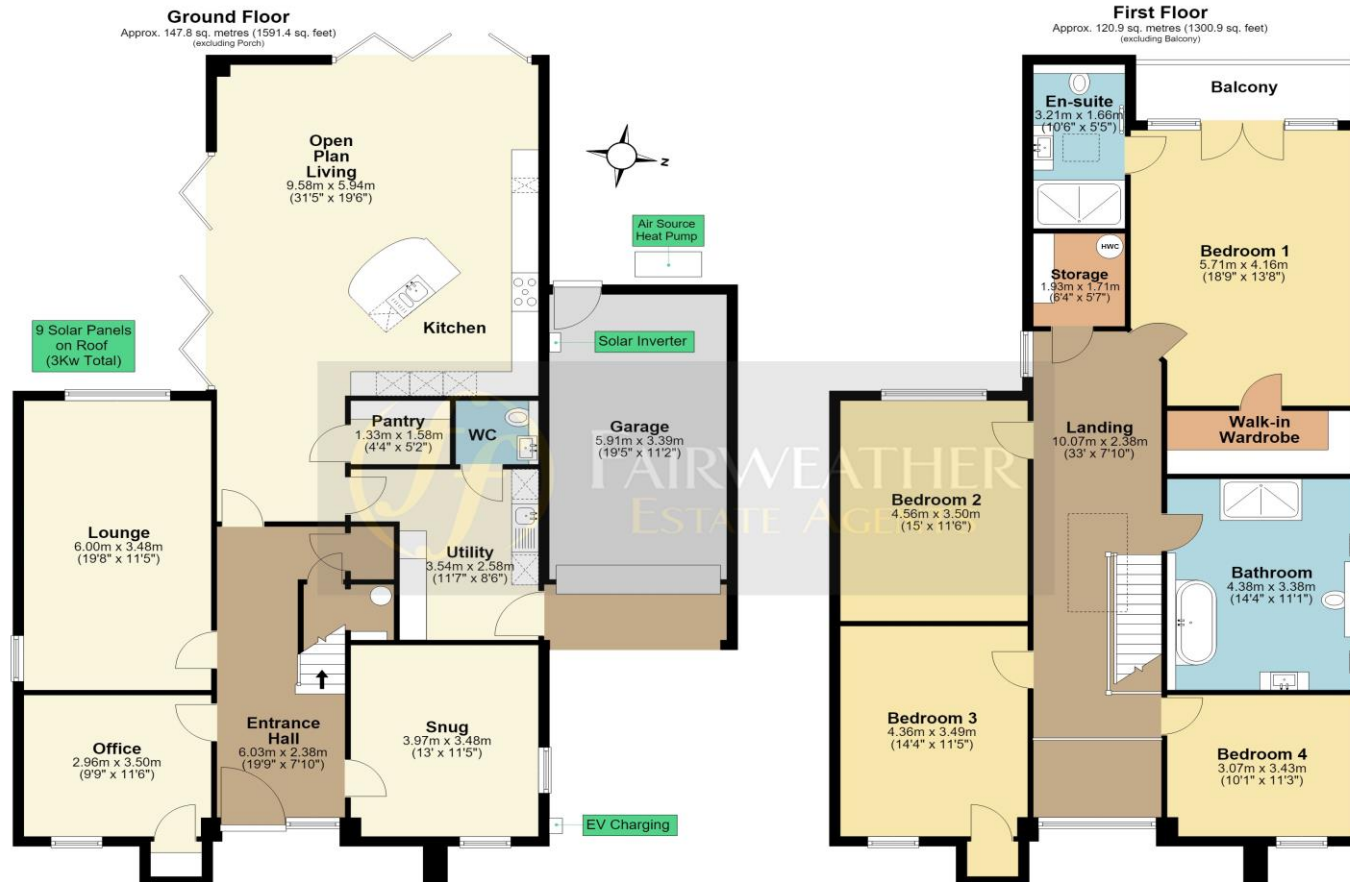
Heating – Air Source, Solar Panels, Underfloor Heating

Drainage - Mains

**** Agency Note – Vendors have informed us that Fibre is due to be commissioned in October 2026 ****







Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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