



The Spinney, Cul De Sac, Stickford, PE22 8EY



6



4



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Freehold

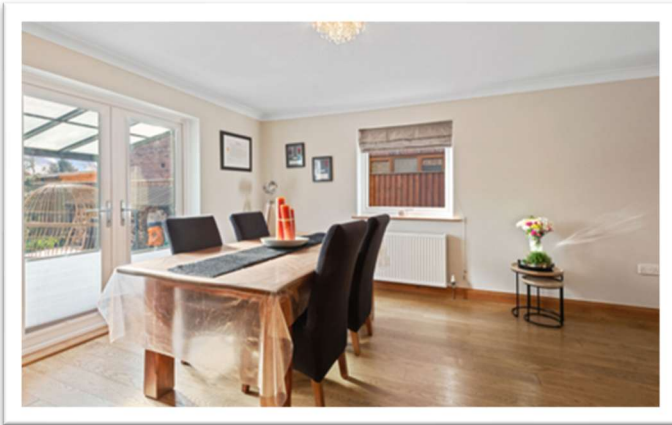
£499,950



## Key Features

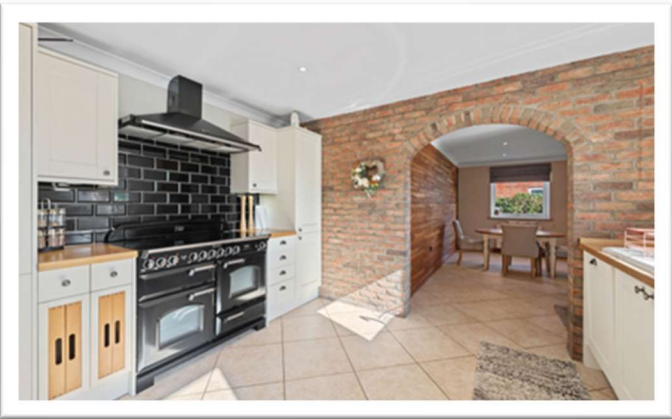
- Individual architect designed detached house
- Six bedrooms & three en-suites
- Lounge/diner & breakfast room
- Kitchen & utility
- Cloakroom & bathroom
- Landscaped rear garden
- Driveway, garage, store & 18' x 10' cabin
- Plot approx. 0.30 acre (STS)
- EPC rating D





A stunning individual architect designed detached house on a plot of approximately 0.30 acre, subject to survey and backing on to a field in a village location.

Having over 2,500 square feet of flexible and well presented accommodation comprising: entrance hall, cloakroom, lounge/diner, kitchen, breakfast room, utility, bedroom and en-suite wet room to ground floor. Master bedroom with en-suite, bedroom two with en-suite, three further bedrooms and bathroom to first floor.



Outside the property has a driveway providing ample off-road parking & hardstanding, a garage & store and a landscaped enclosed rear garden ideal for outside entertaining with a large patio, wood fired pizza oven and a 18' x 10' cabin with power and light ideal for a variety of uses including a home office, gym or workshop.

#### ACCOMMODATION

Part glazed front entrance door through to the:

#### ENTRANCE HALL

Having window to front elevation, coved ceiling with inset ceiling spotlights, radiator, ceramic tiled floor and staircase rising to first floor. Part glazed double doors to the lounge and door to the:

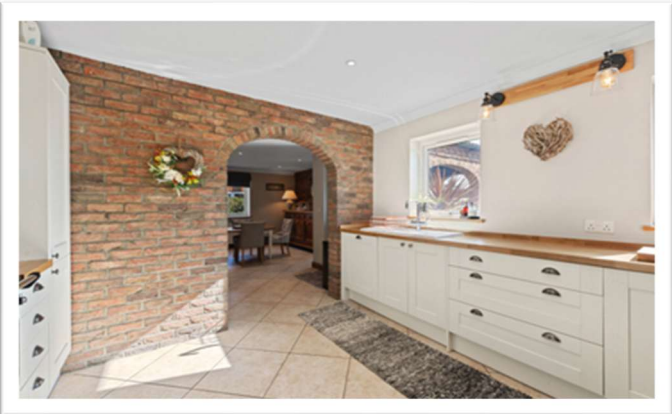
#### CLOAKROOM

Having window to rear elevation, coved ceiling, radiator, ceramic tiled floor, mosaic tiling to dado height, close coupled WC and pedestal hand basin.

#### LOUNGE/DINER

10.2m x 3.82m (33'6" x 12'6")

Having windows to front & side elevations, french doors with integrated blinds to rear elevation & garden, coved ceiling, two radiators, wood flooring and fireplace with stone hearth, inset wood burner and stone surround.



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### KITCHEN

3.72m x 3.63m (12'2" x 11'11")

Having two windows to rear elevation, coved ceiling with inset ceiling spotlights, radiator and tiled floor. Fitted with a range of units with wood block work surfaces & upstands comprising: 1 1/4 bowl ceramic sink with drainer & instant hot water mixer tap inset to work surface, cupboards, drawers & integrated dishwasher under. Work surface return with cupboard and space for wine cooler under, shelving over. Further work surface with range style cooker, drawers under, cupboards & cooker hood over, tall units to either side. Feature exposed brick wall with archway through to the:

### BREAKFAST ROOM

5.01m x 3.46m (16'5" x 11'5")

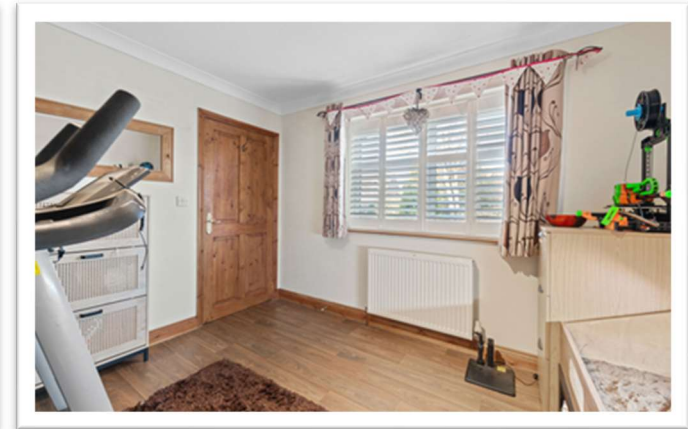
Having window to side elevation, part glazed door to rear elevation, coved ceiling with inset ceiling spotlights, radiator, feature solid oak block wall and tiled floor.



### UTILITY

3.43m x 2.4m (11'4" x 7'11")

Having window to rear elevation, part glazed door to side elevation, coved ceiling with inset ceiling spotlights, tiled floor and extractor. Work surface with inset sink & drainer, cupboards, space & plumbing for automatic washing machine under, cupboard over, tall unit to side. Work surface return with space for tumble dryer under, space for american style fridge/freezer to side.



### BEDROOM SIX

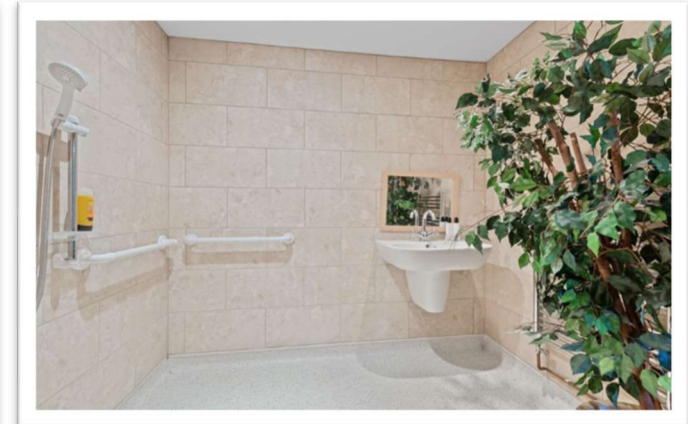
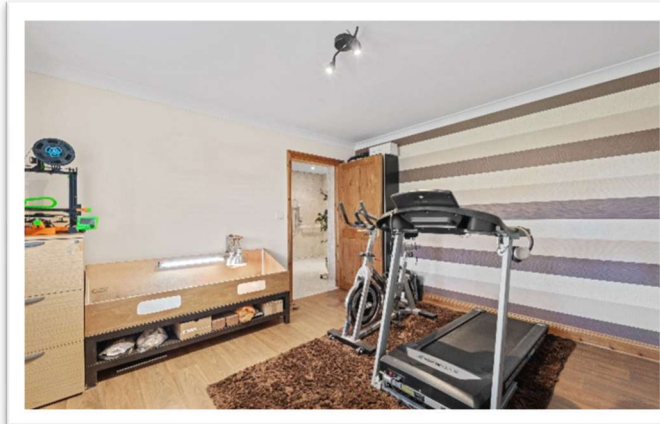
3.63m x 3.31m (11'11" x 10'11")

Having window with shutters to front elevation, coved ceiling, radiator and wood flooring.

### EN-SUITE WET ROOM

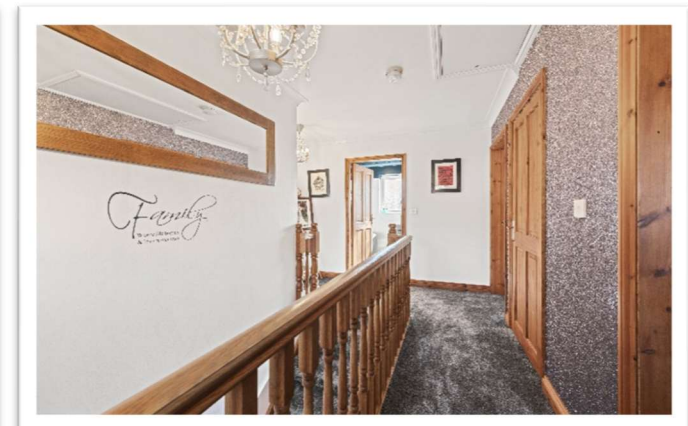
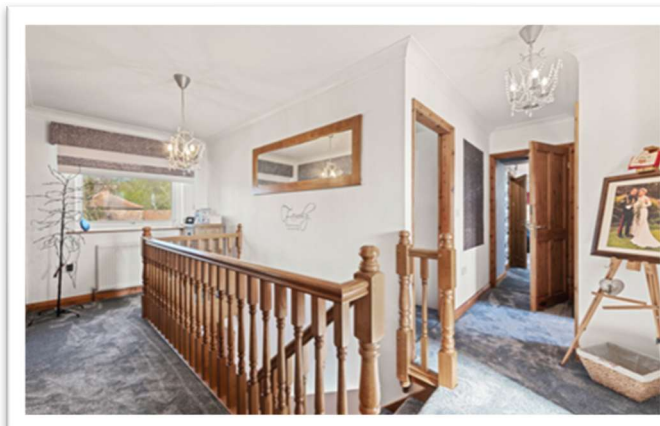
2.98m x 2.21m (9'10" x 7'4")

Having inset ceiling spotlights, heated towel rail, tiled walls, waterproof flooring with drain, electric shower fitting, close coupled WC and wall mounted hand basin.



### FIRST FLOOR LANDING

Having window to front elevation, coved ceiling, radiator, built-in airing cupboard and access to part boarded loft space with ladder & light.



### MASTER BEDROOM

5.12m x 3.82m (16'10" x 12'6")

Having windows with shutters to front elevation, coved ceiling and radiator.

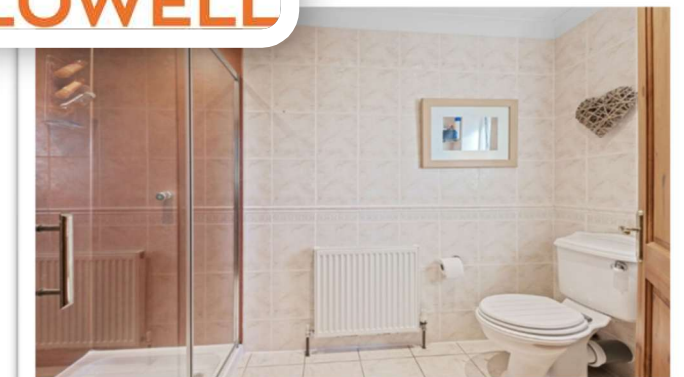
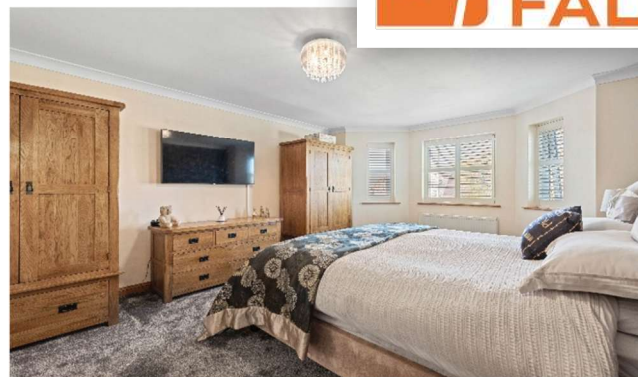
### EN-SUITE

2.73m x 1.43m (9'0" x 4'8")

Having window to side elevation, coved ceiling, radiator, tiled walls and tiled floor. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.



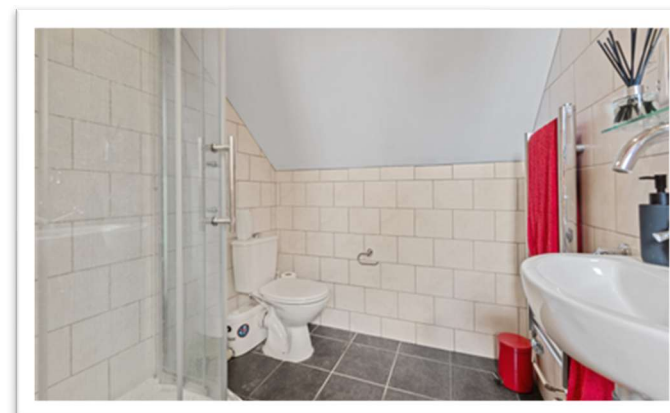
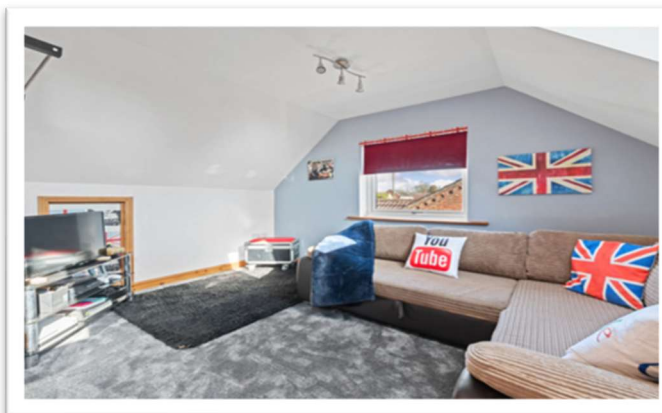
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### BEDROOM TWO

4.87m x 4.12m (16'0" x 13'6")

Having window to side elevation, two Velux windows to rear elevation, radiator and eaves storage.



### FURTHER EN-SUITE

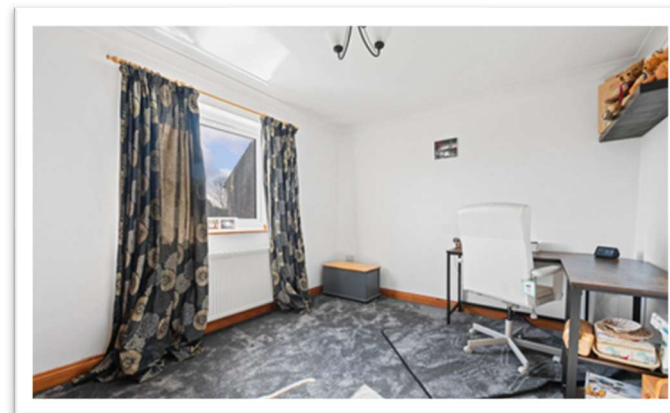
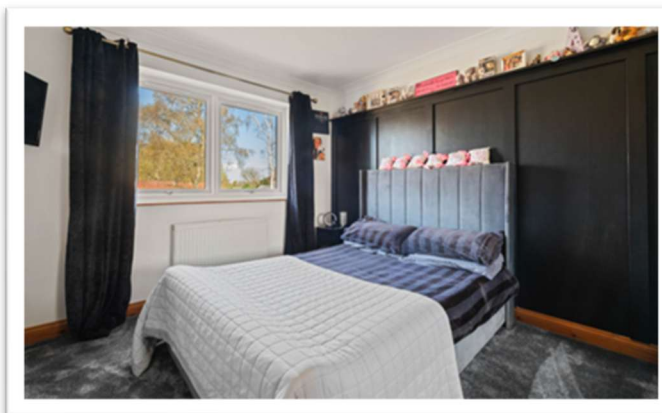
1.84m x 1.86m (6'0" x 6'1")

Having heated towel rail, tiled walls, tiled floor, shower enclosure with electric shower fitting, close coupled WC and wall mounted hand basin.

### BEDROOM THREE

3.22m x 3.18m (10'7" x 10'5")

Having window to front elevation, coved ceiling and radiator.



### BEDROOM FOUR

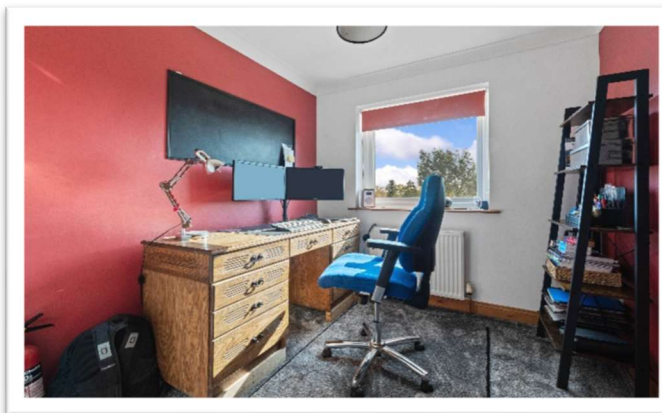
3.61m x 3.3m (11'10" x 10'10")

Having window to rear elevation, coved ceiling and radiator.

### BEDROOM FIVE/STUDY

2.62m x 2.32m (8'7" x 7'7")

Having window to rear elevation, coved ceiling and radiator.



## EXTERIOR

To the front of the property there is a shaped lawn with borders. A large gravelled driveway provides ample off-road parking & hardstanding and leads to the:

## GARAGE

Having up-and-over door, light & power.

A further up-and-over door gives access to a storage area.

## REAR GARDEN

Being enclosed and majority laid to lawn with borders. Having a large paved patio with a covered area to the lounge, decked area with 18' & 10' summerhouse, wood store with outside pizza oven, crazy paved footpath to a gravelled area with raised vegetable plots with a shed with a fold down ramp for a ride on mower & greenhouse. The hot tub is available by separate negotiation.

## THE PLOT

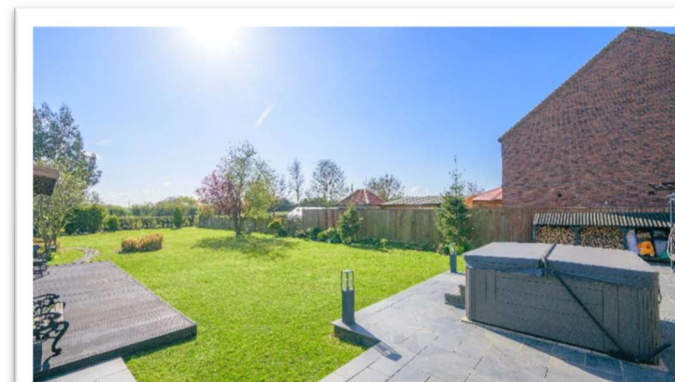
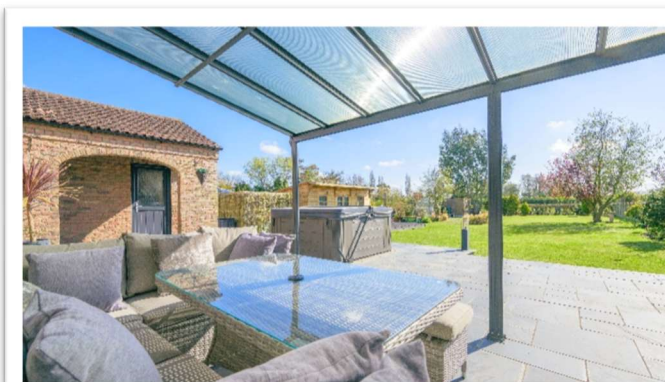
The property occupies a plot of approximately 0.30 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

## SERVICES

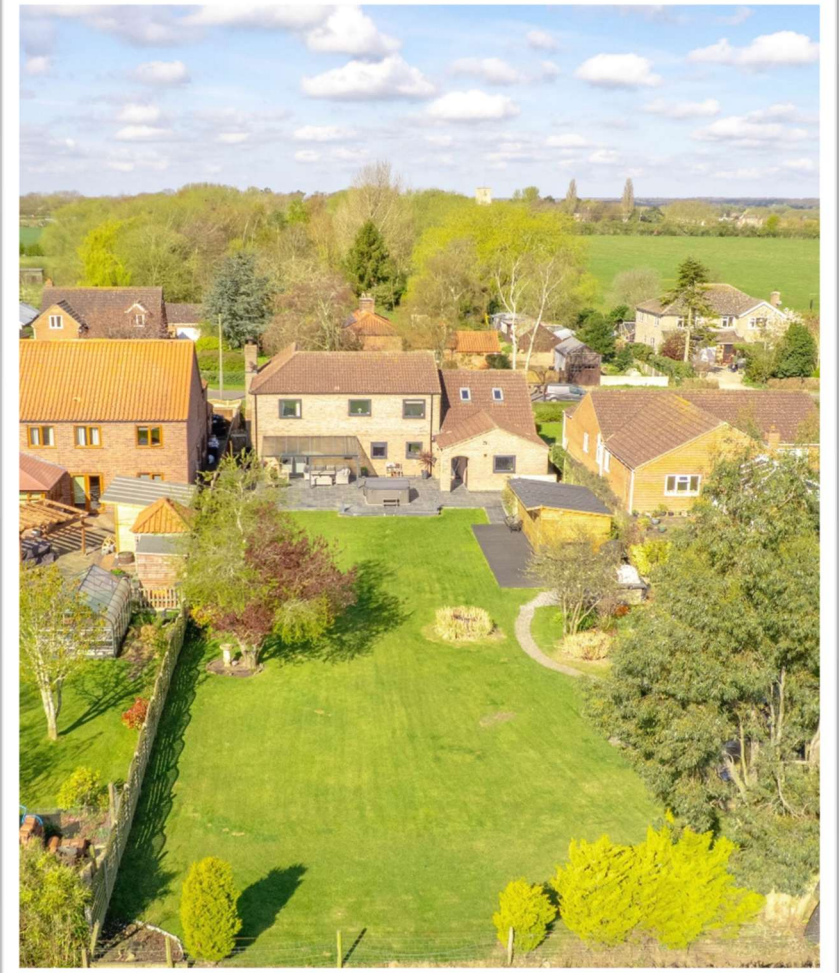
The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band E. We are advised that all the first floor carpets were replaced in March 2025 and that the property has all new windows in 2021. Both the property and the garage have an alarm.

## VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.







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## Floorplan



### LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

lifetime legal

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Newton Fallowell Spilsby

01790 755222

spilsby@newtonfallowell.co.uk

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