

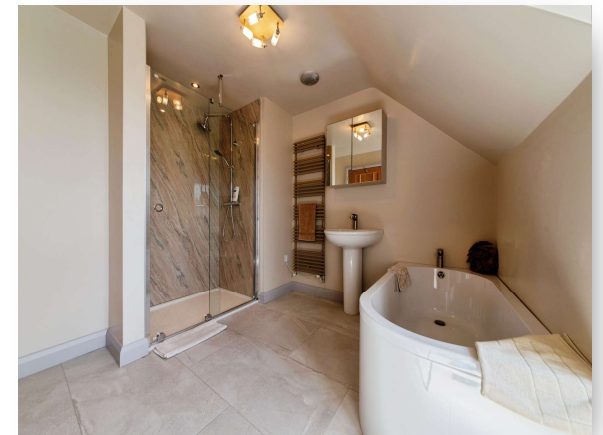


**The Covey, Evedon Sleaford NG34 9PB**

**welcome to**

**The Covey, Evedon Sleaford**

An exceptional bespoke detached residence set behind electric gates in the sought-after village of Evedon. Offering elegant living spaces, a stunning kitchen opening to a sunroom with field views, generous gardens, plus paddocks of 1.14 acres (STS), driveway and double garage. A MUST VIEW!



### **Entrance Hall**

This large hall has tiled flooring and two windows to the front.

### **Study**

This versatile room has a window to the front.

### **Dining Room**

Having a window to the front.

### **Cloakroom**

Fitted with a wash hand basin, WC, antique brass heated radiator/towel rail, tiled flooring and window to the side.

### **Lounge**

This antique style lounge features a brick fireplace, TV point and double doors to the rear.

### **Kitchen / Sunroom**

Fitted with a range of wall and base units with Spanish Silestone work surfacing over, double sink with drinking tap, integrated appliances including a double oven, microwave, large warming drawer, rising extractor fan, dishwasher, large fridge and separate freezer. There is an island with Spanish Silestone work surfacing and ceramic hob. Having laminate effect wood flooring, TV point, five sets of bi-fold doors and has an open-plan space with seating.

### **Utility**

Having base units with work surfacing, sink, built-in cupboard, vinyl flooring and door to the side.

### **Ground Floor Bedroom**

There are built-in wardrobes and patio doors to the rear.

### **Ensuite**

Fitted with a freestanding bath, shower cubicle, wash hand basin, bidet, tiled flooring, heated towel rail and window to the side.

### **First Floor Landing**

Oak staircase with glass panels and radiator.

### **Bedroom One**

There is a radiator and window to the rear.

### **Ensuite**

Fitted with a shower cubicle, bath, wash hand basin, WC, heated towel rail, tiled flooring and window to the rear.

### **Bedroom Two**

Having a built-in wardrobe, radiator and window to the front.

### **Ensuite**

Fitted with a shower cubicle, wash hand basin, WC, heated towel rail, tiled flooring and window to the side.

### **Bedroom Three**

There are two radiators, windows to the front and rear. There is access to bedroom four from this room.

### **Ensuite**

Fitted with a shower cubicle, wash hand basin, WC, heated towel rail, tiled flooring and velux style window to the front.

### **Bedroom Four**

Having a radiator and two velux style windows to the rear,

### **Outside Front**

Being approached via electric wooden gates and gravelled driveway providing parking for multiple vehicles.

### **Double Garage**

Having electric doors and workshop space.

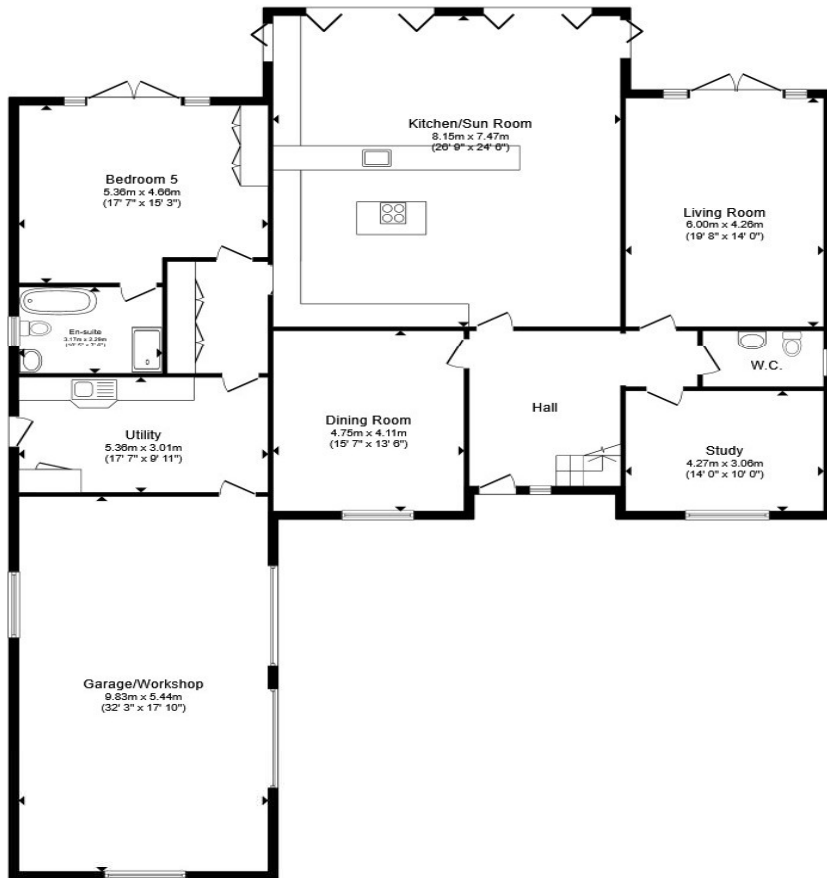
### **Rear Garden**

The rear garden has an Indian sandstone patio, bricked lawn area (no turf laid), wrap-around path and two paddocks, approx 1.14 acres (sts). The property has the ability to be sold without paddocks if requested.

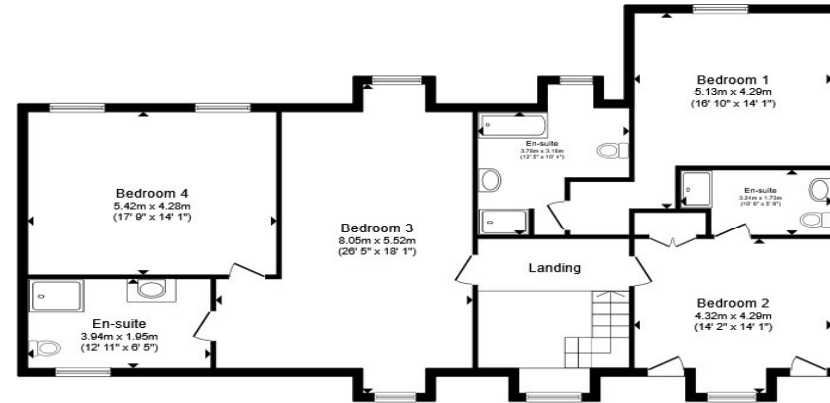


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**Ground Floor**



**First Floor**

Total floor area 383.0 m<sup>2</sup> (4,123 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## The Covey, Evedon Sleaford

- Beautiful self-build in Evedon
- Additional paddocks totalling 1.4 acres (STS)
- Underfloor heating throughout downstairs
- Suitable for multi-generational living
- Stunning open plan kitchen/sunroom

Tenure: Freehold EPC Rating: B

Council Tax Band: F

# £1,000,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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