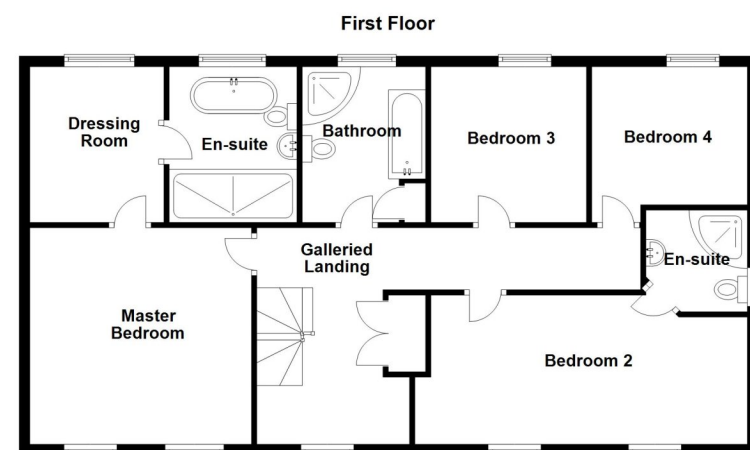
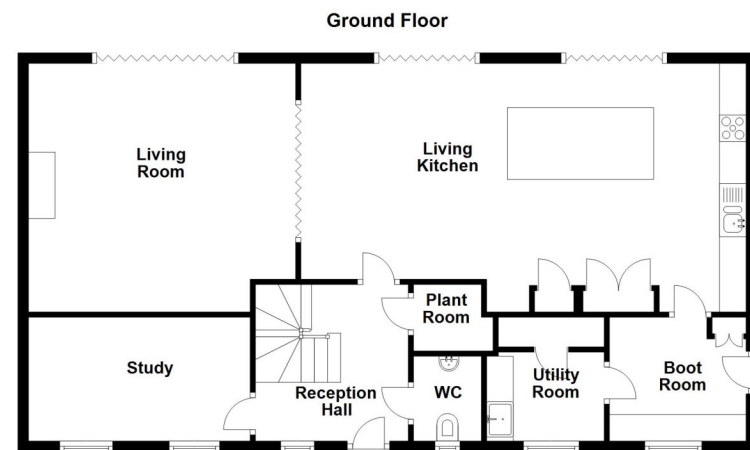


School Lane, Silk Willoughby, Sleaford

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



17 School Lane, Silk Willoughby, Sleaford, Lincolnshire, NG34 8PG

£699,950 Freehold

Constructed by Loveden Homes from Ancaster stone and retro Mayfair bricks this imposing detached family home is located on School Lane in Silk Willoughby at the head of Old Pond Court which is a small development of executive individual detached homes designed in a rustic rural style.

The build quality is exemplary with both a standard and finish hard to find, these include underfloor heating to both ground and 1st floors powered by air source heat pump, a bespoke illuminated ash staircase, oak finish doors, a bespoke kitchen with built in appliances and island, all bathrooms having a unique finish.

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FOUR BEDROOM DETACHED FAMILY HOME | SMALL DEVELOPMENT |
TWO EN-SUITES | BESPOKE BATHROOMS | STUNNING BUILD QUALITY |
BUILT FROM ANCASTER STONE | POPULAR VILLAGE OF SILK
WILLOUGHBY | VIEWING ESSENTIAL

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ACCOMMODATION

Entrance Hallway - Approached by a part glazed composite entrance door with UPVC window to front aspect the entrance hall offers access to the principal ground floor rooms, has a superb ash bespoke illuminated dog leg staircase leading to 1st floor galleried landing, understairs cupboard, plant room.

Cloakroom - Opaque glazed UPVC window to front aspect, fitted with a 2 piece suite comprising close coupled WC, wall mounted vanity unit housing hand wash basin, extractor fan, feature ceramic tiling.

Study - 13'9" x 7'8" (4.2m x 2.34m) Two UPVC windows to front aspect, television point.

Kitchen Dining Family Room - 27'5" x 15'3" (8.36m x 4.65m) Having 2 sets of 3 door bi folding doors with integral blinds to the rear aspect with garden views making this a light and airy room. A modern in frame shaker style range of base, eye level and larder units incorporating full height larder fridge and freezers, dishwasher, ceramic induction hob, eye level oven and microwave, one and a half bowl undermounted sink, quartz work surfacing and upstands/splashbacks, a large island with breakfast bar, pull up power points with phone charger adapter and charging pad, wood effect ceramic tiled flooring.

Living Room - 16'3" x 15'4" (4.95m x 4.67m) A 3 door bi folding door links the Kitchen Dining Family room to the Living Room, offering privacy or fully open plan family living. The Living Room has a 3 door bi folding door with integral blinds to the rear garden, exposed brick illuminated recessed fireplace with flag stone hearth, wall lights.

Boot Room - 8'8" x 7'1" (2.64m x 2.16m) Half glazed composite door to side aspect, UPVC window to front aspect, having 3/4 wood panelled walls, built in cupboard and coat and shoe storage, wood effect ceramic tiled flooring.

Utility Room - 7'1" x 6'3" (2.16m x 1.9m) UPVC window to front aspect, walk in pantry, complimentary base and eye level units with appliance storage area, undermounted sink with quartz work top, ceramic tiled flooring.

Galleried Landing - The bespoke ash staircase rises from the entrance hallway to galleried 1st floor landing with UPVC window to front aspect, built in double airing cupboard, loft access.

Master Bedroom - 14' x 13'6" (4.27m x 4.11m) Two UPVC windows to front aspect, wall lights, television point.

Dressing Room - 10'7" x 8'4" (3.23m x 2.54m) UPVC window to rear aspect.

Master En-Suite - Opaque glazed window to rear aspect, fitted with a 4 piece suite comprising double ended panelled bath, a feature ceramic tiled shower with two rainmaker shower heads, recessed shelving, close coupled WC, wall mounted vanity unit housing hand wash basin, illuminated mirrored cabinet feature ceramic tiling.



Guest Bedroom - 18'2" x 9'6" (5.54m x 2.9m) Two UPVC windows to front aspect, television point, USB socket.

Guest En-Suite - Opaque glazed window to side aspect, fitted with a 3 piece suite comprising corner shower cubicle with mains fed shower over, close coupled WC, wall mounted vanity unit housing hand wash basin, illuminated mirrored cabinet and feature ceramic tiling.

Bedroom - 10'7" x 9'8" (3.23m x 2.95m) UPVC window to rear aspect, television point, usb socket.

Bedroom - 10'6" x 9'3" (3.2m x 2.82m) UPVC window to rear aspect, television point, usb socket.

Family Bathroom - Opaque glazed UPVC window to rear aspect, built in linen cupboard, fitted with a 4 piece suite comprising panelled bath, corner shower cubicle with twin head mains fed shower over, close coupled WC wall mounted vanity unit housing hand wash basin, illuminated mirror, ceramic tiled flooring and feature ceramic wall tiling, illuminated mirrored cabinet.

Outside - The property boasts an imposing position fronting School Lane at the head of the Old Pond Court development, the front garden is laid to lawn and fronted with estate style fencing, there is a substantial cobbled drive way and turning area extending beside the property leading to the detached Garage 18'3" x 12'2" with roller door to front aspect, personal door to side aspect, light, power point and loft storage. The rear garden is principally laid to lawn with a York style paved patio spanning the rear of the property and is enclosed by a retro Mayfair brick wall and copings and fencing.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold