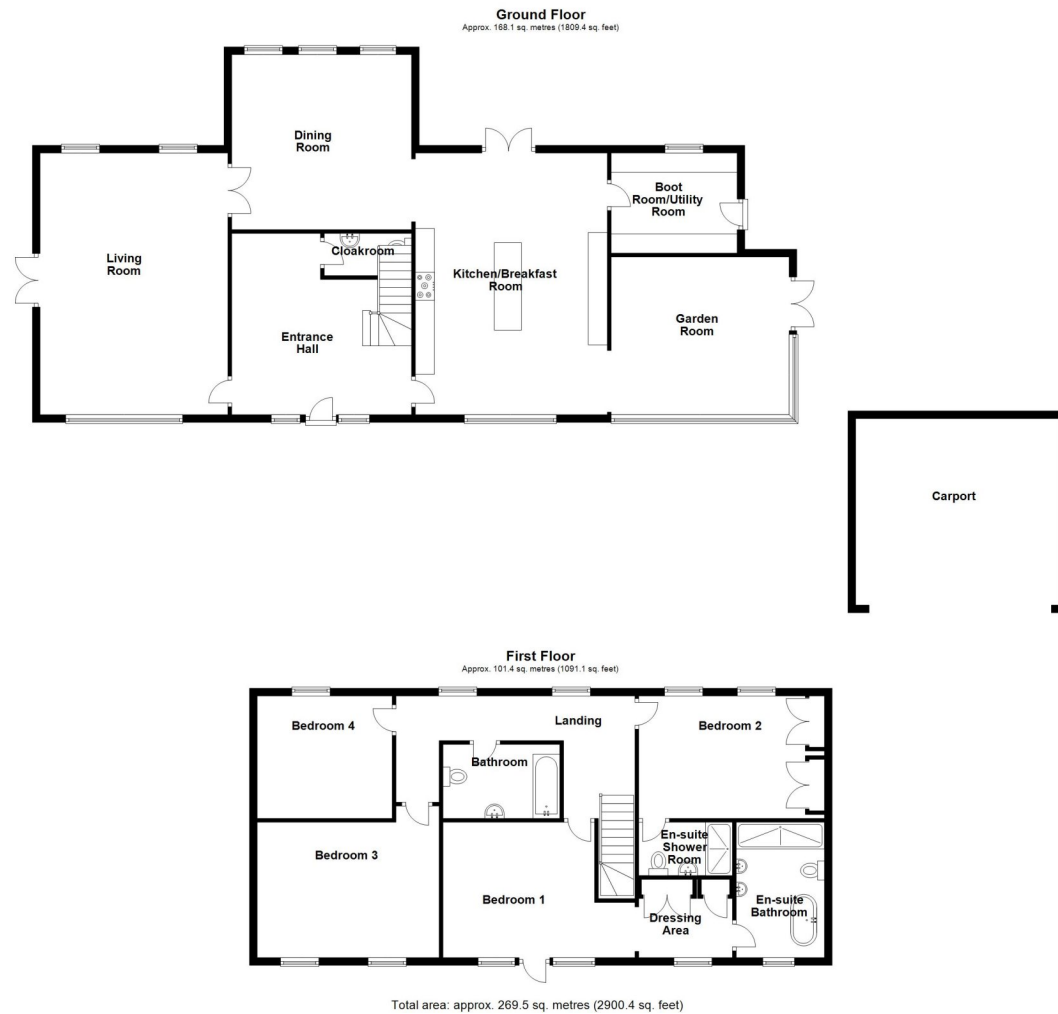
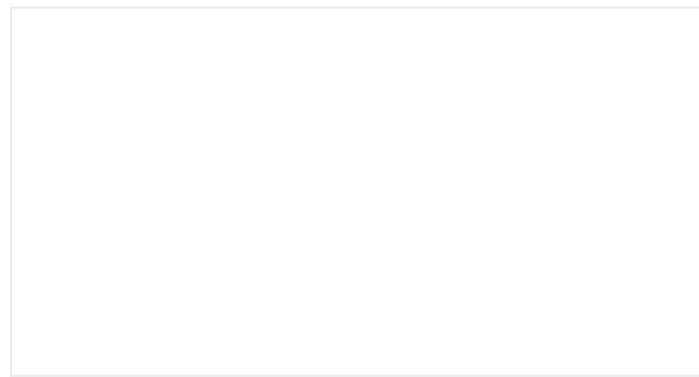


The Willows, Mill Lane, Pickworth, Sleaford

Approximate gross internal area:

Main house	Insert measurements
Insert area	Insert measurements
Insert area	Insert measurements
Total	Insert total

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



The Willows, Mill Lane, Pickworth, Sleaford, Lincolnshire, NG34 0TE

£795,000 Freehold

Introducing this stunning new build in the final stages of completion that seamlessly blends modern living with sustainability. This attractive home features a spacious living room flooded with natural light, separate dining room and impressive garden room with vaulted ceiling and feature floor to ceiling window. The heart of the home is the bespoke handmade kitchen, equipped with Miele appliances, Quartz worktops and ample storage, perfect for family gatherings and entertaining. Energy efficiency is a highlight, with an air source heat pump and solar panels reducing environmental impact and utility costs. Set on an impressive half-acre plot, the property boasts beautifully landscaped gardens, ideal for outdoor activities and relaxation. With its fantastic location, this home is close to local amenities and scenic walking trails, making it perfect for families and nature lovers alike. Don't miss the opportunity to own this exquisite home

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See things differently.



Utility Room/Boot Room - 10'7" x 8'1" (3.23m x 2.46m) With extensive range of fitted cupboards, oak flooring with under floor heating, window to the rear and door to the side.

Garden Room - 15'3" x 12'6" (4.65m x 3.8m) An impressive bright and spacious room with views across the front and side, valuated ceiling, under floor heating and french doors to the side.

First Floor Landing - With windows overlooking the rear and door leading to:

Master Bedroom - 17'2" x 11'10" (5.23m x 3.6m) With feature floor to ceiling windows and door overlooking the front, under floor heating and open to:

Dressing Area - 8'9" x 6'2" (2.67m x 1.88m) With extensive range of fitted wardrobes, window to the front, under floor heating and door leading to:

En-Suite Bathroom - Luxury fitted suite comprising, freestanding bath, walk in shower, his and hers sink, low level wc, tiled flooring with under floor heating, heated towel rail and window.

Guest Bedroom - 14'2" x 10'6" (4.32m x 3.2m) With extensive range of fitted wardrobes, under floor heating, two windows overlooking the rear and door leading to:



ACCOMMODATION

Entrance Hall - A spacious and inviting hallway with stairs leading to the first floor, under floor heating and door leading to:

Downstairs Cloakroom - With low level wc, wash hand basin and extractor fan.

Sitting Room - 22'3" x 16'4" (6.78m x 4.98m) Being triple aspect with windows to the front and rear plus french doors onto the garden, under floor heating and double opening doors leading to:

Dining Room - 15'4" x 15'1" (4.67m x 4.6m) Under floor heating with oak flooring, windows overlooking the rear and open to:

Kitchen/Breakfast Room - With stunning bespoke units comprising, inset sink with instant boiling and filtered water tap, fantastic range of wall and base units complemented by Quartz worktops and breakfast bar, built in larder cupboard, built in bins cupboard plus plenty of drawers and cupboards. Miele oven and further oven/microwave oven with warming drawer below, Miele induction hob with extractor above, integrated dishwasher, integrated full height fridge and separate full height freezer, oak flooring with under floor heating window overlooking the front and french door to the rear garden.



En-Suite Shower Room - With walk in shower, low level wc, wash hand basin, tiled flooring with under floor heating and heated towel rail.

Bedroom Three - 12'6" x 11'2" (3.8m x 3.4m) With windows overlooking the front and under floor heating.

Bedroom Four - 11'9" x 10'8" (3.58m x 3.25m) With window overlooking the rear and under floor heating.

Family Bathroom - With tiled panelled bath, low level wc, wash hand basin, tiled flooring with under floor heating and heated towel rail.



Outside - The generous gravelled drive winds gracefully through the property, bordered by lush greenery that add colour and life. As you approach the wooden carport (still to be built) its rustic charm blends seamlessly with the natural surroundings, offering a welcoming touch. Surrounding the carport, the half-acre gardens are a tapestry of vibrant plants, mature trees, and newly seeded lawns giving an overall ambience is one of tranquillity and beauty, making this space ideal for entertaining or unwinding in nature.