



THE BEECHES, 15 COW DROVE, SOUTH KYME, LINCOLNSHIRE, LN4 4AL
£599,950 FREEHOLD





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Winkworth is delighted to showcase this architecturally distinctive property, situated on a plot of approximately 1.5 acres subject to survey. Designed and built by the current owners, this home boasts generous family living spaces, a vast amount of parking to the front, Double Garage which has been partially converted upstairs, and with views over paddock land to all aspects.

The accommodation comprises of Entrance Hall, Lounge, Kitchen Diner, Study, Snug/Fourth Bedroom, Utility Room, Downstairs Cloakroom, Three fantastic sized Double Bedrooms, with the Master Bedroom featuring an En-Suite, in addition to a Family Bathroom.

The property is fitted with UPVC double glazing and underfloor heating on the ground floor.

The outdoor area consists of two separate grazing paddocks with timber stables, and the south-facing rear garden provides beautiful views of paddock land and a duck pond.



We strongly encourage you to arrange a viewing to fully appreciate everything this rarely available property has to offer.



Ground Floor
Approx. 158.2 sq. metres (1702.4 sq. feet)



First Floor
Approx. 121.3 sq. metres (1305.9 sq. feet)



Total area: approx. 279.5 sq. metres (3008.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	78	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Sleaford | 01529 303 377 | sleaford@winkworth.co.uk

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