

EPC TO FOLLOW

Elm Farm

Approximate Gross Internal Area = 280.2 sq m / 3016 sq ft
(Including Garage)

Outbuilding = 24 sq m / 258 sq ft
Total = 304.2 sq m / 3274 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Elm Farm, Spanby, Sleaford, Lincolnshire, NG34 0BB

£650,000 Freehold

Sitting in Approximately 2/3 of an Acre | Beautifully Appointed Detached Home | Views Over Open Fields | Mature Gardens | Well Proportioned Rooms | Rural Location | Ample Parking | Stunning Garden Room | Flexible Accommodation | South Facing Rear Garden

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Elm Farm is a beautifully appointed and stunning countryside home sitting on an impressive plot measuring at approximately 2/3 of an acre with a magnificent vista.

To the ground floor, there is an initial Hallway with a Downstairs W/C proceeding through to an impressive Entrance Hall which could be used as a Dining Hall, with high ceilings and a dog legged staircase rising to the first floor landing. To the rear of the Entrance Hall is the Garden Room being Southerly facing with windows to side and rear aspects. There is a large dual aspect Sitting Room with a box bay window to rear aspect overlooking the garden, separate Dining Room with a doorway into the Laundry Room which has been created by taking some space from the Garage. To other side of the Entrance Hall is a doorway through to the Open Plan Family/Dining Kitchen Area with stunning multi fuel burning inset stove. Through a doorway off the kitchen is the Greenhouse Sitting Room which can be used as alternative access into the property.

To the first Floor, the Master Bedroom is a fantastic sized and dual aspect with a door into the large En-Suite Bathroom boasting a Five Piece Suite comprising panel bath, low level w/c, hand wash basin, shower cubicle and bidet. There are three further, well-proportioned Bedrooms, a Jack & Jill Family Bathroom and a Study area situated off the First Floor Landing.

The outside of the property is where this Home really comes into its own, with the grounds extending to approximately 2/3 of an acre, the garden is principally laid to a generous lawn with a plethora of mature trees and shrubs including numerous fruit trees, established plants and hedging. The property is enclosed by fencing to all aspects, with the rear aspect having post and rail fencing to keep the open field views. There is a brick and stone outbuilding including a workshop with plumbing, as well as a garden store.

A viewing of this property is highly recommended to really appreciate the size and position.

LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

E



ACCOMMODATION

Entrance Hall

Inner Hall

Downstairs W/C

Sitting Room - 21'2" x 14'1" (6.45m x 4.3m)

Garden Room - 12'3" x 11'10" (3.73m x 3.6m)

Dining Room - 15'7" x 14'1" (4.75m x 4.3m)

Family/Dining Kitchen - 21'9" x 20' (6.63m x 6.1m)

Sitting Area/Greenhouse - 15'10" x 9'4" (4.83m x 2.84m)

Laundry Room - 12'7" x 9' (3.84m x 2.74m)

Bedroom One - 21'6" x 14'1" (6.55m x 4.3m)

En-Suite Bathroom - 14'1" x 7' (4.3m x 2.13m)

Bedroom Two - 13'1" x 13' (4m x 3.96m)

Jack & Jill Bathroom - 8'4" x 8'4" (2.54m x 2.54m)

Bedroom Three - 9'10" x 9'7" (3m x 2.92m)

Bedroom Four - 10' x 8'4" (3.05m x 2.54m)

Study Area - 10'2" x 8'4" (3.1m x 2.54m)

Garage - 20'4" (6.2) x 20'4" (6.2) (Max Measurements)

Agents Note - The current owners have told us that the proposed plans for the reservoir, do not affect this property. The amount of land stated with this property is only approximate, and would need to be confirmed by a surveyor and solicitor.

Freehold