

Madat, Elsthorpe Road, Stainfield, Bourne

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.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | 59 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

GROUND FLOOR
1450 sq.ft. (134.7 sq.m.) approx.



1ST FLOOR
1387 sq.ft. (128.9 sq.m.) approx.



Madat, Elsthorpe Road, Stainfield, Bourne, Lincolnshire, PE10 0RS

£699,950 Freehold

Winkworth Estate Agents are delighted to offer for sale this stunning five-bedroom detached family home set in this non estate position with large south facing garden backing onto open fields. The property boasts over 2800 sqf of accommodation benefiting from, lounge with bi-folding doors onto the rear garden, dining room, study, impressive kitchen/family room with centre island and breakfast bar, utility room and downstairs cloakroom. On the first floor the master bedroom benefits from a spacious dressing room and modern fitted en-suite, the guest bedroom and third bedroom both have newly fitted en-suite facilities plus two further bedrooms and luxury fitted family bathroom. Outside there is a gated gravelled driveway providing parking for 4 to 6 cars leading to a double garage. The rear garden is a particular feature of the property being professionally landscaped by a Chelsea award winning

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See things differently.



Bosch integrated dishwasher and an integrated larder fridge and separate two drawer freezer. A set of bifold doors give access to the garden and together with a portrait style window makes the most of the outstanding views.

Utility Room - 11'1" x 5'2" (3.38m x 1.57m) The utility room has a large ceramic sink with cupboards under, a door through into the garage and a half-glazed door leading out to the side of the property. There is a water softener installed in the cupboard under the sink which serves the whole property.

Master Bedroom - 17'4" x 16'4" (5.28m x 4.98m) With two dormer windows looking over the front of the property, radiator, power points and freestanding wardrobes.

Dressing Room - 11'1" x 9'6" (3.38m x 2.9m) With eves storage, radiator, power points, space for wardrobes and door leading to.

En-Suite Shower Room - Fitted suite comprising large walk-in shower which was refitted early 2022 with premium wet room panels, a WC and his and hers basins with a range of cupboard and drawers under. It also benefits from two heated towel rails and frosted window.

Guest Bedroom - 11'5" x 10'5" (3.48m x 3.18m) With upvc double glazed window overlooking the rear garden, radiator, power points and door leading to.

En-Suite 2 - The en-suite has a modern black framed shower cubicle, refitted in 2021, a pedestal basin, white heated towel rail and WC plus frosted window.

Bedroom Three - 12'5" x 9'2" (3.78m x 2.8m) With a north facing upvc dormer window overlooking the front of the property, radiator, power points and door leading to

En-Suite - The en suite was refitted in 2021 with a ceramic basin with a cupboard underneath and a new shower cubicle with premium marble effect wet room panels. It has a heated towel rail and WC plus frosted window.

Bedroom Four - 13' x 9'1" (3.96m x 2.77m) With upvc double glazed window overlooking the rear, radiator and power points.

Bedroom Five - 11'9" x 8'10" (3.58m x 2.7m) With upvc double glazed window overlooking the rear, radiator and power points.

Family Bathroom - The family bathroom has a modern freestanding bath with a pedestal basin, chrome heated towel rail and WC. The shower cubicle was refitted in 2020 with brick effect premium wet room boards.

Outside - FRONT GARDEN To the north of the property is a generously sized gated driveway with granite chippings and borders/hedges surrounding. The area provides ample parking for at least four cars. There is gated access to the rear garden along the east and west sides of the property

REAR GARDEN The rear garden has many attractive features including a tastefully created decking area, with access direct from the bi-fold kitchen doors, and a pond with sympathetically constructed wooden pergolas and garden features.

The centrally located patio provides a wonderful seating area and space to enjoy the fantastic views over the interrupted open countryside towards Nab Wood, Fox Wood and Bourne Wood, all visible in the distance.

The rear garden also has mature shrubs and borders and is fringed by close boarded fencing along both sides with wooden post and four rail fencing marking the south boundary.

Double Garage (19' 4" x 16' 4")

The garage contains the oil-fired boiler and has access from the utility room. There is ample room for 2 cars and it has 2 single up and over doors and a concrete floor.

LOCAL AUTHORITY South Kesteven District Council

TENURE Freehold

COUNCIL TAX BAND F

ACCOMMODATION

Entrance Hall - Entry to the property is through a modern grey composite door with glazing to the side and middle into a light and airy hallway with spacious under stairs storage, laminate flooring and radiator.

Downstairs Cloakroom - The downstairs toilet has a built-in cistern, a hand basin with built under cupboard and a south facing window.

Lounge - 22'11" x 12'9" (6.99m x 3.89m) A fully glazed sliding door leads into the large lounge with bifold doors leading out onto the patio and benefitting from the lovely views. There is a modern inset gas fire with a stone surround and a north facing window to the front of the property.

Dining Room - 13'1" x 10'9" (4m x 3.28m) The dining room is separated from the kitchen by a pair of fully glazed sliding pocket doors and has ample room for an eight-seater table and chairs. There is a upvc double glazed window to the front, radiator and laminate flooring.

Study - 11'9" x 8'10" (3.58m x 2.7m) With upvc double glazed window to the rear, laminate flooring, radiator and power points.

Kitchen/Breakfast Room - 16'8" x 16'4" (5.08m x 4.98m) A sliding pocket door leads into the large and airy kitchen which has a large kitchen island with grey drawer units one side and cupboard units the other and a marble effect worktop with a solid wood overhanging breakfast bar. The wall units are cream and have a range of premium built in appliances, two built in Neff single self-cleaning ovens, a Neff multi-function microwave, a Neff induction hob with extractor fan over, a

