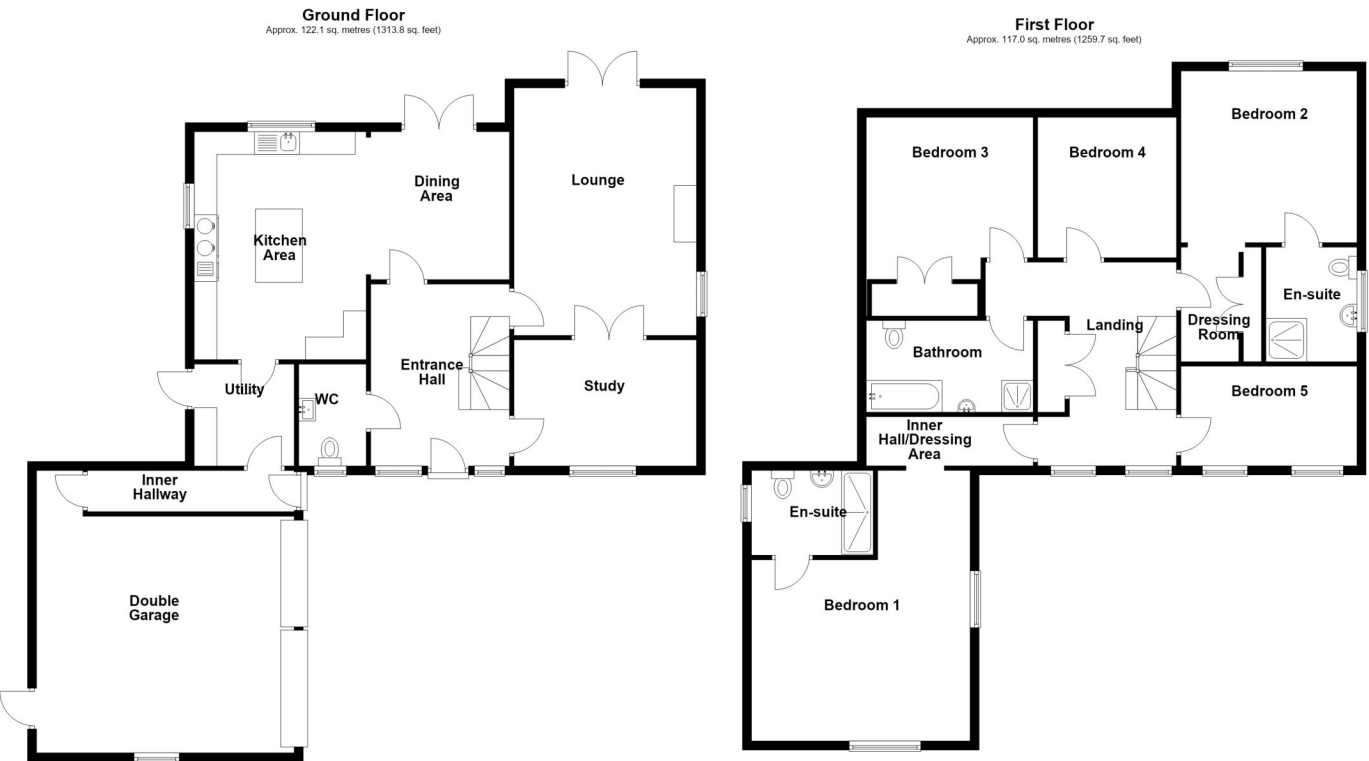


EPC TO FOLLOW



Total area: approx. 239.1 sq. metres (2573.6 sq. feet)



Field View, 68 West Road, Pointon, Sleaford, Lincolnshire, NG34 0NA

£540,000 Freehold

An impressive and beautifully presented five bedroom detached family home, offering spacious and versatile accommodation, a superb re-fitted kitchen/dining room and delightful views across open countryside. Situated in the popular village of Pointon, this substantial property is ideal for growing families looking for generous living space in a lovely semi-rural setting. The accommodation includes a welcoming entrance hall, spacious lounge with feature wood-burning stove and French doors opening onto the garden, a stunning re-fitted kitchen with central island and adjoining dining area, separate study, utility room and downstairs cloakroom. Upstairs, there are five well-proportioned bedrooms, including two with en-suite shower rooms, together with a family bathroom and additional dressing room. Outside, the property enjoys a generous gravelled driveway providing extensive off-road parking, leading to a double garage and additional carport. To the rear is an attractive enclosed garden with lawn and a spacious paved seating area, perfect for outdoor dining and entertaining whilst enjoying the wonderful uninterrupted views across the adjoining fields.

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bourne@winkworth.co.uk
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ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, radiator, tiled flooring, under stairs storage cupboard and door to:

Downstairs Cloakroom - With low level wc, wash hand basin set in unit with cupboard below, tiled flooring, heated towel rail and frosted window.

Lounge - 18'4" x 13'3" (5.6m x 4.04m) With attractive feature fireplace with woodburning stove, upvc double glazed french doors onto the garden and further window to the side, radiator and power points.

Study - 13'1" x 9'4" (4m x 2.84m) With upvc double glazed window to the front, radiator and power points.

Kitchen/Dining Room - 22'9" (6.93) x 16'7" (5.05) narrowing to 10'9" (3.28) With superb modern fitted units comprising, inset sink with cupboard below, excellent range of wall and base units complemented with Corian worktops, centre island with breakfast bar, Rangemaster LPG cooker with extractor above, integrated bins cupboard, integrated dishwasher, space for American fridge freezer, tiled flooring, part tiled walls, panelled wall, air con unit, radiator, french doors and window to the rear and door to:



Utility Room - 7'9" x 8'5" (2.36m x 2.57m) With space and plumbing for washing machine and tumble dryer, door to the rear garden and further door to the inner passageway leading to the garage.

First Floor Landing - With built in airing cupboard, access to the loft, two upvc double glazed windows to the front and door to:

Bedroom One - 21'1" (6.43) narrowing to 14' (4.27) x 14' (4.27) With upvc double glazed window to the front and side, radiator, power points and door leading to:

Dressing Area - With access into the landing and could be used as a dressing/storage area.

En-Suite - With panelled bath with wall mounted shower and screen, low level wc, wash hand basin, tiled flooring and Velux window.

Bedroom Two - 13'3" x 12'7" (4.04m x 3.84m) With upvc double glazed window to the rear, radiator, power points and open to:

Dressing Room - 9'2" x 4'8" (2.8m x 1.42m) With fitted wardrobes.

En-Suite - With walk in shower cubicle, low level wc, wash hand basin, tiled flooring, radiator and frosted window.

Bedroom Three - 12'4" (3.76) x 13'1" (4) narrowing to 11'3" (3.43) With fitted wardrobes, upvc double glazed window to the rear, air con unit, radiator and power points.

Bedroom Four - 11'3" x 10'2" (3.43m x 3.1m) With upvc double glazed window to the rear, air con unit, radiator and power points.

Bedroom Five - 13'2" x 7'4" (4.01m x 2.24m) With upvc double glazed window to the front, radiator and power points.

Family Bathroom - With panelled bath, separate shower cubicle, low level wc, wash hand basin, tiled flooring, heated towel rail and frosted window.

Outside - To the front there is a gravelled driveway providing ample off road parking and access to the Double Garage, there is also a useful carport with potential space for a motor home.

The attractive rear garden enjoys a delightful open aspect with wonderful views across the adjoining countryside. Predominantly laid to lawn with established trees and planted borders, the garden also features a generous paved patio area, providing the perfect setting for outdoor dining, entertaining or simply relaxing whilst enjoying the peaceful rural surroundings.

Double Garage - 18'6" x 18'4" (5.64m x 5.6m) With two up and over doors, power and light plus window and personal door to the rear.

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

F