



Paddock View, Main Road, South Reston, LN11 8JQ

MASONS

EST. 1850

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An exceptional new build family home positioned in the popular village of South Reston, this stunning home is finished to exacting standards with all fixtures, fittings and floorings complete, making this a perfect turn-key home. The property is set within a generous plot having superb open paddock views to the rear with versatile three bedroom accommodation, one with en suite and further bathroom.

To the ground floor is a superb open plan living kitchen diner benefitting from large bi-fold doors and sky lantern, along with utility and cloaks/WC. Ample off-street parking to the front and generous garden with superb versatile garden room, ideal for home office or games room.





Directions

From Louth take the Legbourne Road, proceed to the roundabout and take the second exit along the A157. Follow the road through Legbourne before arriving at South Reston. Approximately quarter of a mile into the village the property will be found on the right.

The Property

Newly built to exacting standard by a highly regarded local builder and benefitting from a New Home Guarantee, the property has brick-faced cavity wall insulation with pitched roof, having slate-style roof covering. Heating is provided by way of a Fusion Comet electric combination boiler supplemented by a large, pressurised hot water cylinder creating a very efficient system. The property has anthracite grey uPVC doors and windows with white finish to internals and stone window sills. A superb addition to the property is the versatile garden room which is fully insulated to building regulation and could be used for a variety of purposes.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)



Entrance Hall

Accessed via a part-glazed, anthracite grey composite door with window to side and courtesy lighting to either side, into the spacious central hallway with staircase leading to the first floor. Useful understairs storage cupboard, another cloak cupboard to the side, ideal for coats and shoes, and housing the electric consumer unit. Contemporary oak doors to principal rooms and having grey vertical column radiator, gloss grey tiling to floor, inset spotlights and smoke alarm.

Living Kitchen Diner

A superb focal point to the property at the rear with fully opening bi-fold doors to the rear garden and the addition of a superb sky lantern allowing light to flood into the room. Ample space for sitting and dining area and enjoying a south-westerly aspect. Large range of base and wall units finished in handleless matt grey. Deep pan drawers and built-in appliances to include high-level single electric oven and microwave. To the side is a tall 70/30 split fridge/freezer, five-ring induction hob with extractor fan above and having black gloss splashback. Full size Candy integrated dishwasher, square edge laminated worktops with matching upstands, chrome finished sockets and switches. Superb central island unit with breakfast bar





area having contrasting anthracite grey cupboard doors with one and a half bowl grey resin sink and pop-out electrical sockets with USB charging. Large scale grey gloss tiling throughout and two vertical grey column radiators with inset spotlights to ceiling and heat alarm. Door through to:

Utility Room

With further range of base and wall units housing the Fusion Comet electric combi boiler with hot water cylinder. Grey square edge worktops with matching upstand and single bowl grey resin sink. Shelving to side, window overlooking driveway, space and plumbing provided for washing machine and tumble dryer. Gloss grey floor tiles and inset spotlights to ceiling. Door through to:

Cloaks/WC

With low-level WC, wash hand basin with cupboards below and mirrored storage cupboard above basin. Gloss grey floor tiling to half-height walls, window overlooking the rear garden, chrome heated towel rail, extractor fan to wall and spotlights to ceiling.

Bedroom 1 (ground floor)

A generous double room with window to front, carpeted floor and door into:







En Suite Shower Room

Smart suite consisting of large walk-in shower with thermostatic mixer, rainfall head attachment. Attractive Metro brick style grey tiling to all wet areas and half height to remainder. Wash hand basin with twin storage drawers below, low-level WC and window to side. Gloss grey flooring, chrome heated towel rail, extractor fan to wall and spotlights to ceiling.

First Floor Landing

Split-level landing with frosted glass window, vaulted ceiling with exposed beam, timber banister and spindles. Oak doors to bedrooms and bathroom, carpeted floor in grey with spotlights to ceiling and smoke alarm.



Bedroom 2/Sitting Room

A superb double bedroom situated at the rear with excellent vaulted ceiling and glazed gable, having exposed timber beam and large windows and patio doors overlooking the rear and across paddocks. Carpeted floor and spotlights to ceiling with useful cupboard built into side. This room could potentially be used as a second reception room creating a superb sitting room with views across the





farmland. Patio doors can be opened onto the flat roof which has the potential to be converted into a useable balcony (subject to planning), with the necessary railings and floor.

Bedroom 3

Positioned at the front, also being double in size with window overlooking the driveway. Carpeted floor and spotlights to ceiling which is part-vaulted to sides. Useful built-in cupboard to one side.

Family Bathroom

Free-standing bath to one end with taps and hand shower attachment. Walk-in shower cubicle with glass opening door, thermostatic mixer with rainfall and hand-held attachment. Attractive brick Metro style grey tiling to all wet areas and half height to the remainder. Low-level WC and wash hand basin with twin storage drawers below. Chrome heated towel rail and skylight to side. Vaulted ceiling with spotlights and having extractor fan to shower. Vinyl cushion flooring.

Outside

At the front of the property, boundaries are made up of newly installed fencing and high-level brick wall to one side, laid to low





maintenance gravel providing parking for multiple vehicles. Smart paved pathways around the perimeter with gated access to rear garden. Pre-wired installation to the side for electric car charging. Outside tap and up and down lighters to perimeter.

Rear Garden

An extremely private and well-positioned garden, having a south-westerly aspect enjoying the sun for the majority of the day. Large, paved area ideal for outdoor seating and barbecues. Useful storage area behind garden room and remainder of garden laid to well-established lawn with boundaries made up of high-level brick wall and fencing to perimeter. External lighting provided.

Garden Room

Superb large space situated at the side of the garden, being fully insulated and finished to current standards with electrics and lighting provided. Fully opening bi-fold doors to the front and having separate consumer unit. Neutrally decorated and having large scale grey gloss tiles to the floor. Smoke alarm and loft hatch to roof space. This versatile space could be used for a multitude of purposes including home office, summer house, games room, arts and crafts room or separate annexe (STP).



Location

South Reston is a small village with a popular public house The Waggon and Horses, which has a restaurant (only a short walk from the property), the village is ideally located between Louth and the coast. A good range of shopping, schooling and recreational facilities can be found in the popular market town of Louth approximately 7 miles away. On the outskirts of Louth is the excellent Kenwick Park Leisure Centre. Grimsby (22 miles) and Lincoln (34 miles).

Viewing

Strictly by prior appointment through the selling agent.

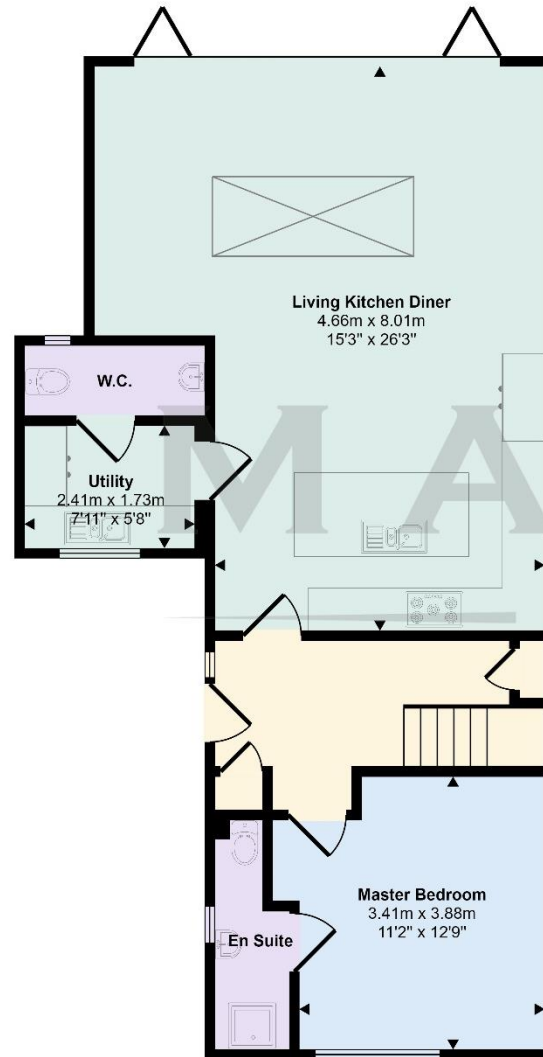
General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.

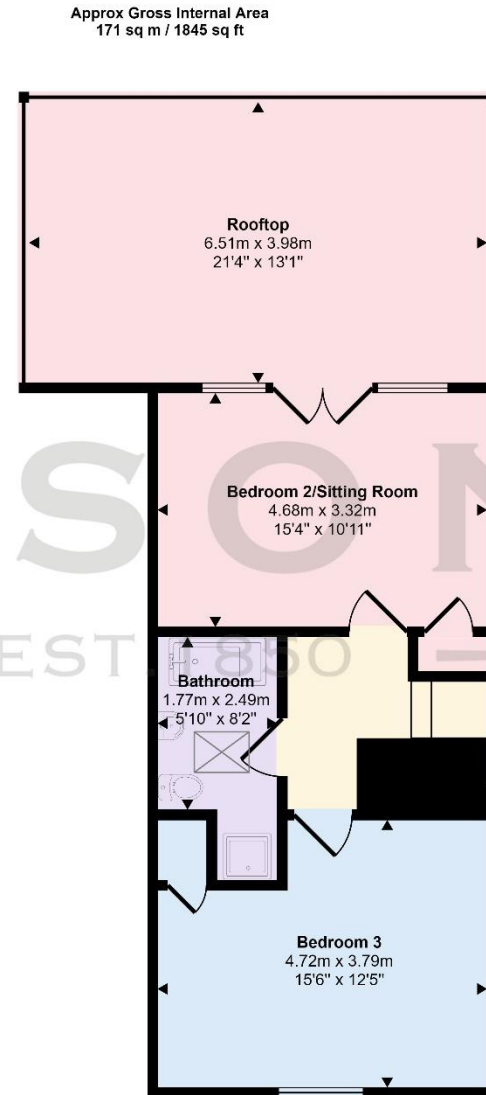


Floor Plans and EPC Graph

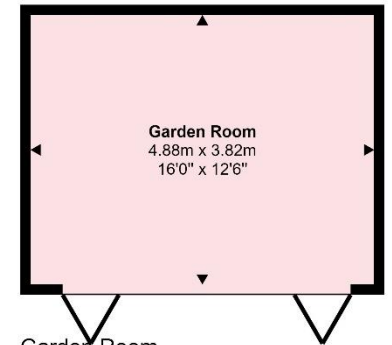
NB EPC in progress and will be made available when ready



Ground Floor
Approx 80 sq m / 856 sq ft



First Floor
Approx 73 sq m / 789 sq ft



Garden Room
Approx 19 sq m / 201 sq ft

Approx Gross Internal Area
171 sq m / 1845 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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