

EST 1770



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## The Birches, Rangell Gate, Low Fulney PE12 6EW

### Offers in the Region of £580,000 Freehold

- Approximately 1.82 Acres STS including Fenced Paddocks
- 4 Double Bedrooms, 2 En-Suites
- Loft Conversion/Games Room
- Extensive Off-Road Parking, Oversized Single Garage
- 4 Reception Rooms

Superbly presented, detached residence set on a plot of approximately 1.82 acres (STS) including formal gardens, extensive driveway, post and rail fenced paddocks (approximately 1.444 acres (STS)). Situated in a semi-rural location the property has been finished to a very high standard with accommodation comprising entrance hallway, open plan kitchen/living area, separate dining room, lounge, sun room, snug, utility room, boot room to the ground floor, master bedroom and bedroom each having en-suites, 2 further bedrooms and bathroom to the first floor; second floor ideal for games room or storage. Oversized Single Garage.

SPALDING 01775 766766 BOURNE 01778 420406



#### **ACCOMMODATION**

UPVC double glazed door with matching obscure glazed panels to both sides leading into:

#### **ENTRANCE HALLWAY**

Vinyl tiled flooring, radiator, staircase rising to first floor, door into:

#### **OPEN PLAN KITCHEN**

Superbly fitted with a wide range of base and eye level units with work surfaces over, Belfast sink, integrated appliances comprising fridge freezer, wine rack, composite built-in bin, space for Range cooker, extractor hood over, central island with lighting above, ample storage with a breakfast nook, 2 radiators, inset spotlights, porcelain vinyl tiled flooring, UPVC double glazed window, UPVC double glazed French doors leading into rear garden. Opening into:



#### **DINING ROOM**

10' 4" x 10' 5" (3.15m x 3.20m) Ideal for dining and entertaining with ample space for a large dining table, power sockets, radiator, central lighting.

#### **LOUNGE**

11' 10" x 15' 5" (3.61m x 4.70m) Vinyl flooring, radiator, centre light point, French doors leading into Conservatory/Sun Room.

#### **CONSERVATORY/SUN ROOM**

15' 5" x 13' 1" (4.72m x 4.01m) Vinyl tiled flooring, radiator, wall lights, French doors leading into rear door.

#### **SNUG**

11' 6" x 12' 11" (3.53m x 3.94m) Feature brick Inglenook fireplace with multi fuel burner, radiator, ceiling light, vinyl tiled flooring, double glazed bay window.

#### **UTILITY ROOM**

14' 7" x 8' 7" (4.47m x 2.64m) Fitted with a range of base units with solid wooden worktops over, Belfast sink, plumbing for washing machine, space for tumble dryer, inset spotlights, vinyl tiled flooring, nook underneath staircase allowing for ample coat storage.

#### **BOOT ROOM**

14' 0" x 9' 3" (4.27m x 2.82m) Double glazed door into rear garden, door leading into Cloakroom, radiator, vinyl tiled flooring, inset spotlights, power points and ample space for storing footwear and coats.

#### **CLOAKROOM**

Central heating boiler, ceiling light, fitted with a two piece suite comprising wash hand basin and WC.

From the Entrance Hallway the staircase rises to:

#### **GALLERIED LANDING**

Radiator, staircase rising to second floor, double glazed window, door to:

#### **MASTER BEDROOM**

15' 3" x 15' 8" (4.67m x 4.78m) Double glazed window to the rear elevation, skimmed ceiling, centre light points.

#### **EN-SUITE**

Luxurious suite comprising freestanding bath, large walk-in double shower, wash hand basin and WC. Inset spotlights, radiator, heated towel rail, UPVC double glazed window.

#### **BEDROOM 2**

10' 0" x 14' 9" (3.05m x 4.50m) Skimmed ceiling, radiator, ceiling light, UPVC double glazed window, door into:

#### **EN-SUITE**

Fitted with a three-piece suite comprising shower cubicle, wash hand basin and WC. Built-in storage, part tiled walls, fitted full length vertical radiator and extractor fan.

#### **BEDROOM 3**

14' 11" x 11' 6" (4.55m x 3.51m) Fitted wardrobes, centre ceiling light, radiator, UPVC double glazed window.



Snug



Snug



Lounge



Sun Room

#### BEDROOM 4

14' 4" x 9' 1" (4.37m x 2.77m) Central ceiling light, radiator, TV point, UPVC double glazed window.

#### FAMILY BATHROOM

Fitted with a three piece suite comprising of curved bath, wash hand basin fitted into vanity unit with storage below, low level WC, part tiled walls, heated towel rail, inset LED lighting, UPVC double glazed windows.

From the First Floor Landing the staircase rises to:

#### LOFT CONVERSION/GAMES ROOM

19' 10" x 15' 8" (6.07m x 4.78m) Allowing for ample storage, this room offers lots of potential for a home cinema/further games room etc.

#### GAMES ROOM

21' 1" x 10' 4" (6.43m x 3.17m) Converted garage connected to the oversized single garage. Currently used as a games room but could be used as a home office. Power and lighting.

#### OVERSIZED SINGLE GARAGE

21' 1" x 12' 7" (6.43m x 3.84m) Opening double doors to the front elevation, power and lighting.

#### EXTERIOR

Large plot approximately 1.82 acres (STS) with extensive driveway and oversized single garage. There is ample off-road parking. Coal shed, summerhouse, decked area and hot tub. There is also a separate decked area to the rear of the property. The garden is mainly laid to lawn with a wide range of mature shrubs and trees.

#### GRASSED Paddock

Of approximately 1.44 acres (STS), Post and rail fencing to all sides, pair of farm style gates opening to the rear on to Kellet Gate providing separate access.

#### DIRECTIONS

From Spalding proceed in an easterly direction along Holbeach Road and on leaving the town at the large roundabout take the third exit on to the A16. Proceed to the next roundabout taking the first exit signposted the B1165 Sutton St James. Continue without deviation into Rangell Gate continuing for 0.7 miles and the property is situated on the left hand side.

#### AMENITIES

The property is just under 3 miles from Spalding town centre which offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. Easy access to Peterborough (18 miles) with access to the A1 for all routes north and south along with the East Coast mainline London's Kings Cross minimum journey time 46 minutes.



Master Bedroom



Master Bedroom



Master En-Suite



Master En-Suite



Bedroom 2



Bedroom 2 En-Suite



Bedroom 3



Bedroom 4



Store/Hobby Room



Store/Hobby Room





Fenced Paddocks

## Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**TENURE** Freehold

**SERVICES** Mains water and electricity. Private drainage. Oil central heating.

**COUNCIL TAX BAND D**

### LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

### PARTICULARS CONTENT

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### Ref: S11815

Viewings are to be arranged by prior appointment.

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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