



## St Peters Court Newton-on-Trent, Lincoln

£450,000



# St Peters Court

## Newton-on-Trent, Lincoln

Contemporary FOUR DOUBLE BEDROOM Barn-Style Family Home Measuring Approx. 170 Sq M.

### Property Overview

- Combining Modern Luxury with Charm, & Capturing an Abundance of Natural Light
- Enjoying Underfloor Heating Throughout
- Sizeable Master Bedroom Complete with En Suite
- Two Allocated Parking Spaces & Double Garage



A unique opportunity to acquire a contemporary FOUR DOUBLE BEDROOM barn-style family home, combining modern luxury with charm, and capturing an abundance of natural light. Enjoying underfloor heating throughout, the ample living accommodation briefly comprises of a welcoming entrance hall featuring a stunning glass elevation, family orientated lounge diner, utility room, spacious lounge, versatile study/ playroom/ snug, ground floor WC, galleried first floor landing, sizeable master bedroom complete with en suite, three further double bedrooms, and a well appointed family bathroom. The frontage sees allocated parking for two vehicles and a double garage, whilst a fully enclosed, Southerly aspect laid to lawn garden and patio area reside to the rear, ideal for entertaining during the summer months. Idyllically located within an exclusive development of just four individually designed, energy efficient homes in the rural village of Newton-on-Trent, the private, gated complex enjoys views of St Peter's Church, and open farmland to the East of the development. Newton-on-Trent Church of England Primary School, having most recently achieved a good Ofsted rating, is within easy reach on foot. The vibrant city of Lincoln, and the nearby market town of Gainsborough are easily accessible via excellent commuter links, both hosting a wealth of everyday conveniences, restaurants, bars, leisure facilities, and further schools for all age groups. Early viewing is considered essential, we anticipate this imposing property in such attractive grounds will not be on the market for long.

- Fully Enclosed, Southerly Aspect Laid to Lawn Rear Garden & Patio Area
- Idyllically Located within an Exclusive, Gated Development of Just Four Homes in the Rural Village of Newton-on-Trent
- Easy Access to Lincoln & Gainsborough
- Council Tax Band: D    EPC Rating: B

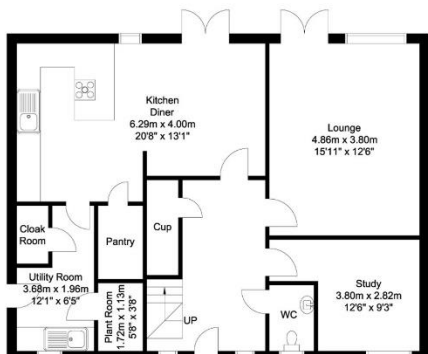


*Road links are served by the A1 & A57 which offer greater transport links throughout the UK. Train stations are located in Saxilby, Gainsborough & Lincoln, offering routes to London King's Cross & Edinburgh.*

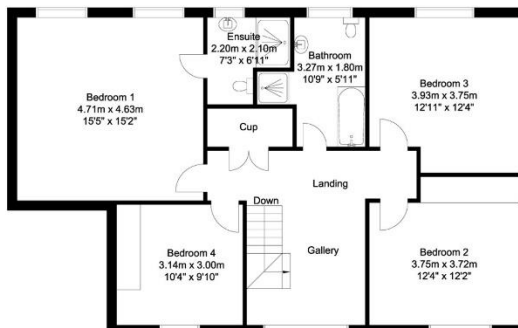




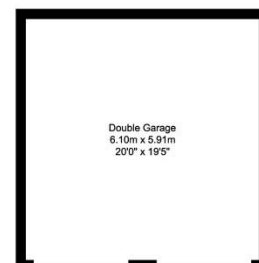
Ground Floor  
79 sq m/850.34 sq ft  
Approx.



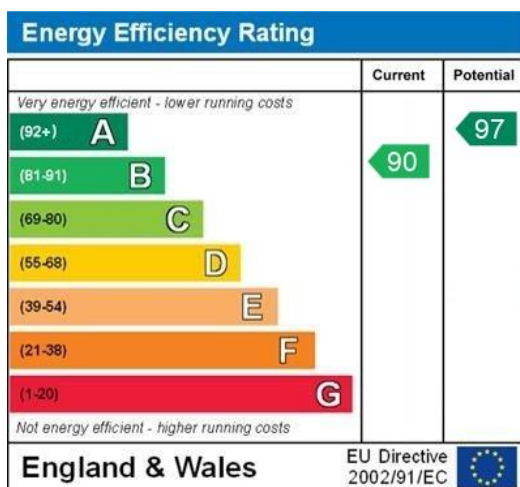
First Floor  
91 sq m/979.51 sq ft  
Approx.



Outbuilding  
36 sq m/387.50 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..  
CP Property Services @2024



**Tenure & Charges:** Freehold- Vacant possession will be given upon completion/ Maintenance Charge Amount: Approximately £50 Per Month/ Maintenance Charge Review Period: Annually

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.