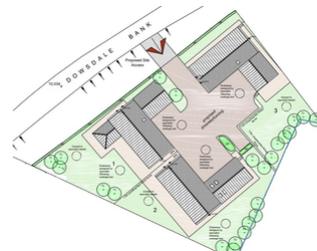
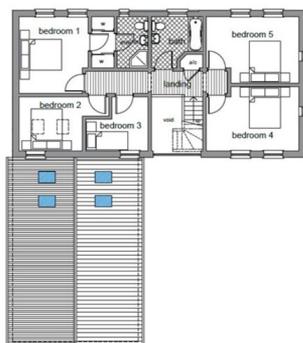




**Orchard Farm Court 2, Dowsdale Bank, Shepeau Stow, SHEPEAU STOW £995,000 A**



\*\*\* IMPRESSIVE BRAND NEW EXECUTIVE DETACHED HOME \*\*\* This four bedroom detached home is being built in the Hamlet of Shepeau Stow, and will cover over 2,000 square feet in size. The ground floor accommodation comprises entrance hall, kitchen, dining room, utility room, family room, living room, and cloakroom. To the first floor there are four bedrooms - the principle has a dressing room and ensuite, with bedroom two also having an ensuite, a family bathroom completes the accommodation.

### **SHEPEAU STOW**

Shepeau Stow is a hamlet in the South Holland district of Lincolnshire, England. It is at the north-east edge of Whaplode civil parish, where it adjoins Crowland civil parish, and on the B1166 Hull's Drove road. Shepeau Stow is 7 miles (11 km) south-east from Spalding and 4 miles (6 km) east from Crowland.

### **HALL**

### **CLOAKROOM**

### **LOUNGE**

21' 6" x 14' 11" (6.55m x 4.55m) (approx)

### **KITCHEN / DINING ROOM**

17' 10" x 9' 11" (5.44m x 3.02m) (approx) Fitted with a range of eye level and base units with worktop over. Fridge / freezer. Integrated dishwasher, twin electric ovens.

### **UTILITY ROOM**

### **FAMILY ROOM**

21' 6" x 12' 0" (6.55m x 3.66m) (approx)

### **STUDY**

### **BEDROOM ONE**

12' 11" x 11' 1" (3.94m x 3.38m) (approx)

### **DRESSING ROOM**

### **EN SUITE**

### **BEDROOM TWO**

15' 1" x 8' 3" (4.60m x 2.51m) (approx)

### **EN SUITE**

### **BEDROOM THREE**

14' 11" x 10' 9" (4.55m x 3.28m) (approx)

### **BEDROOM FOUR**

14' 10" x 10' 5" (4.52m x 3.17m) (approx)

### **BATHROOM**

Fitted with a four piece suite. Heated towel rail.

### **OUTSIDE**

Gravel driveway provides ample parking to a double car port, with electric charging point.

Enclosed garden to the rear.

### **AGENTS NOTE**

These particulars are for reference only. Government schemes are at the discretion of the third parties and neither Rosedale nor the vendor has any influence. Specifications for individual dwellings vary and you should check final details prior to committing to a purchase. All images including maps and floor plans are for reference only and are not to scale.

