

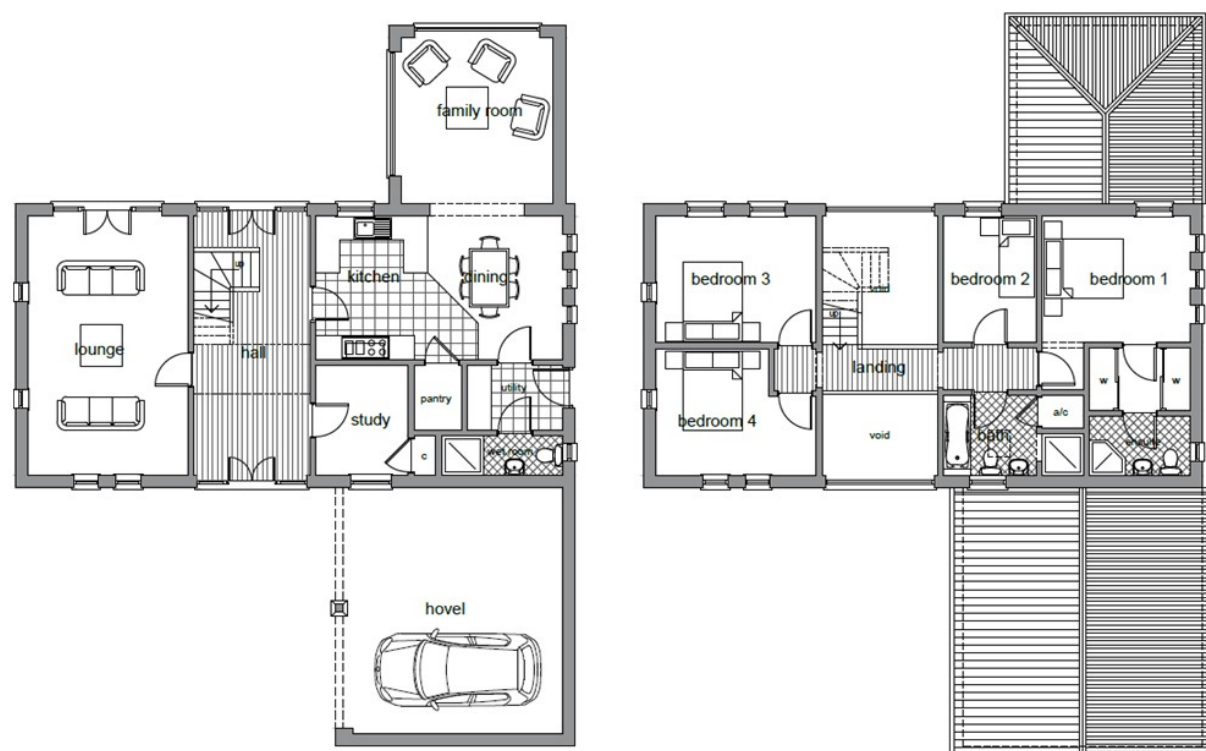


**Orchard Farm Court 1, Dowsdale Bank PE12 0UA**

**£550,000**



\*\*\* STUNNING BRAND NEW EXECUTIVE DETACHED HOUSE \*\*\* "This four double bedroom detached house being built in the Hamlet of Shepeau Stow will be approximately 2,091 square feet in size. The ground floor of the property will feature a generous featured glazed entrance hallway. The principle bedroom features an en suite and dressing room. Furthermore, the home will have an air source heat pump and underfloor heating to the ground floor. Externally there will be a double car port and an electric car charging point. EPC currently unavailable."





## 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.

## DEVELOPMENT

The properties are scheduled for build completion late 2023. An early reservation will allow certain items to be chosen with the property i.e kitchen style/colour. A reservation fee will reserve the plot. For further details please contact the office.

## HALL

21' 8" x 9' 5" (6.60m x 2.87m) (approx)

## LOUNGE

21' 5" x 13' 4" (6.53m x 4.06m) (approx)

## KITCHEN/DINING ROOM

20' 9" x 11' 10" (6.32m x 3.61m) (approx)

## UTILITY

8' 2" x 5' 4" (2.49m x 1.63m) (approx)

## FAMILY ROOM

12' 6" x 13' 7" (3.81m x 4.14m) (approx)

## STUDY

7' 9" x 9' 1" (2.36m x 2.77m) (approx)

## WET ROOM

10' 0" x 3' 3" (3.05m x 0.99m) (approx)

## BEDROOM 1

12' 0" x 10' 7" (3.66m x 3.23m) (approx)

## DRESSING ROOM

## EN SUITE

## BEDROOM 2

13' 4" x 10' 7" (4.06m x 3.23m) (approx)

## BEDROOM 3

13' 4" x 10' 6" (4.06m x 3.20m) (approx)

## BEDROOM 4

8' 5" x 10' 7" (2.57m x 3.23m) (approx)

## BATHROOM

8' 5" x 10' 7" (2.57m x 3.23m) (approx)

## 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.

