



Crosswinds, Spa Road, Braceborough, Stamford PE9 4NR

£425,000



*** STUNNING FIELD VIEWS ON THE EDGE OF A PICTURESQUE VILLAGE *** Rosedale Property Agents are delighted to offer for sale this deceptively spacious property on the edge of the small village of Braceborough, nestled between Bourne and Stamford. This detached family home offers flexible accommodation and potential for extensions or further development (STPP) as it sits on a generous plot with beautiful countryside views. Currently, the property offers a porch leading to the hall, lounge, dining room, kitchen, inner lobby, access to the garage, WC, and Utility room. Upstairs are four double bedrooms, storage cupboard, a bathroom with separate shower and separate toilet. Outside, the property is set back from the road with a sizeable mature front garden, long driveway and an oversize garage. To the rear there is a large and sunny garden with a South/Westerly aspect and farmland views. There is also a large workshop / shed and a greenhouse. To fully appreciate this well appointed home viewings are highly recommended. EPC Energy Rating currently unavailable / Council tax band - E.

ENTRANCE PORCH

Exposed brick walls, UPVC double glazed front door and duel aspect UPVC double glazed windows to front and side aspect.

ENTRANCE HALLWAY

UPVC glazed sliding door, stairs to first floor landing, radiator.

LOUNGE

15' 8" x 12' 11" (4.78m x 3.94m) (Approx.) UPVC double glazed window to front. Radiator. Sliding door to

KITCHEN

10' 2" x 10' 0" (3.10m x 3.05m) (Approx.) Fitted with a range of base, drawer and wall mounted units. Space for cooker, 1.5 sink and drainer unit with mixer tap, radiator, under stairs cupboard and extensive tiling. Internal window to utility room, sliding door to dining room.

DINING ROOM

16' 10" x 8' 10" (5.13m x 2.69m) (Approx.) UPVC double glazed window to side aspect, UPVC double glazed French doors to the rear garden. Radiator, and sliding door to lounge and kitchen.

REAR LOBBY

Door to downstairs WC and garage.

DOWNSTAIRS CLOAKROOM

Two piece suite comprising low level WC and wash hand basin.

UTILITY ROOM

14' 1" x 6' 11" (4.29m x 2.11m) (Approx.) UPVC French doors to the rear garden and UPVC double glazed window to rear. Radiator, space and plumbing for washing machine and tumble dryer. Oil fired boiler. Stainless steel sink and drainer unit with hot and cold taps.

FIRST FLOOR LANDING

Storage cupboard.

BEDROOM ONE

15' 8" x 11' 10" (4.78m x 3.61m) 15' 8" x 11' 10" (4.78m x 3.61m) (Approx.) Duel aspect UPVC Double gazed windows to front and side access. Radiator.

BEDROOM TWO

12' 8" x 10' 1" (3.86m x 3.07m) (Approx.) Storage cupboard. UPVC double glazed window to the side aspect. Radiator.

BEDROOM THREE

10' 8" x 10' 11" (3.25m x 3.33m) (Approx.) Storage cupboard. UPVC double glazed window to side aspect. Radiator.

BEDROOM FOUR

10' 9" x 7' 3" (3.28m x 2.21m) (Approx.) UPVC double glazed window to the front aspect. Radiator.

CLOAKROOM

Low level WC. Radiator.

BATHROOM

Three piece suite comprising of low level WC, wash hand basin and shower cubicle. UPVC double glazed window to rear. Radiator and chrome heated towel rail.

OUTSIDE

To the front is a driveway and off road parking leading to the garage.

The front garden itself is mainly laid to lawn with a variety of established shrubs and trees.

The rear garden has a South/Westerly aspect and is also mainly laid to lawn with a large paved patio area, greenhouse, workshop and shed. Gate access to the rear field and a variety of bushes, hedges, trees, shrubs and flowers.

