



West Road, Pointon
, Lincolnshire, NG34 0NA

NEWTONFALLOWELL 

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, Lincolnshire, NG34 0NA
£425,000

CHAIN FREE This substantial detached property is located in the popular village of Pointon, situated close to the Village school and only a mile down the road from the nearest amenities. The property boasts an extensive plot, containing ample parking for a vast number of vehicles. The property also benefits from its five large reception rooms, alongside the five double bedrooms. All bedrooms contain built in wardrobes, with the master boasting an added en-suite. This is an ideal family home and we highly recommend that you view this property at your earliest convenience.

Entrance Hall

Accessed via a timber front door with feature glazed panel, radiator, stairs to the first floor and parquet flooring.

WC

Fitted with a two piece white suite comprising WC and pedestal wash hand basin, with half tiled walls and tiled floor.



Lobby

With a UPVC bay window to the front aspect providing a seating area and leading to the lounge.

Lounge

27'10 x 12'9 (8.48m x 3.89m)

This large, dual aspect room features UPVC double doors to the rear garden, TV point, gas coal effect feature fireplace, radiator and UPVC windows to the front aspect.

Study

6'5 x 8'7 (1.96m x 2.62m)

With window to the rear aspect and radiator.

Snug

10'10 x 8'7 (3.30m x 2.62m)

With double doors through to the garden room, radiator and log burner.

Dining Room

11'10 x 13'10 (3.61m x 4.22m)

With a feature fireplace, radiator, UPVC bay window to the front aspect and a UPVC window to the side aspect.

Family Room

15'5 x 10'11 (4.70m x 3.33m)

This open plan space leads to the garden room with, engineered wood flooring, radiator and dual aspect UPVC windows to the side and rear aspect.

Garden Room

12'8 x 8'6 (3.86m x 2.59m)

With UPVC windows to the rear aspect, double doors to the garden, Velux sky lights and engineered wood floor.

Kitchen

20'1 x 15'5 (6.12m x 4.70m)

Fitted with a range of base and wall units to three walls with cooker, stainless steel sink and drainer, tiled splashbacks, tiled floor, plumbing for a dishwasher, plumbing for a washing machine, space for a tumble dryer, space for an American style fridge freezer, radiator, UPVC door to the rear garden and dual aspect UPVC windows to the side and rear aspects. There is also a large pantry cupboard.

First Floor Landing

With loft access hatch and UPVC windows to the rear aspect.

Bedroom 1

20'11 x 12'10 (6.38m x 3.91m)

This large dual aspect master bedroom features a large walk-in wardrobe, radiator and UPVC windows to the front and rear aspect.

En-suite

Fitted with a four piece white suite comprising, panelled bath with shower over, WC, bidet and wash hand basin in vanity unit, radiator, tiled splashbacks, tiled floor and frosted windows to the rear aspect.

Bedroom 2

11'11 x 13'11 (3.63m x 4.24m)

With a UPVC to the front aspect, radiator and a range of built-in wardrobes to one wall.

Bedroom 3

10'10 x 10'1 (3.30m x 3.07m)

With a UPVC to the front aspect, radiator and a range of built-in wardrobes to one wall.

Bedroom 4

9'1 x 11' (2.77m x 3.35m)

With a UPVC to the rear aspect, radiator and a range of built-in wardrobes to one wall.

Bedroom 5

7'11 x 6'11 (2.41m x 2.11m)

With radiator and UPVC window to the front aspect.



Bathroom

Fitted with a three piece white suite comprising, panelled bath with shower over, WC and wash hand basin, radiator, half-tiled walls, tiled floor and frosted window to the side aspect.

Outside

To the front, is a large block paved driveway and parking area providing off street parking for three to four vehicles. There is a lawn with established shrub borders and gated access to the rear.

To the rear, there is a large lawned garden with shed, powerpoints, lights and tap.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		70
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		62
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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