



St. Peters Court, Newton-On-Trent, LN1 2XU

£450,000 Freehold

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



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 an 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.

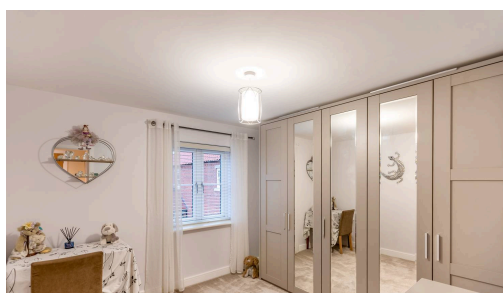
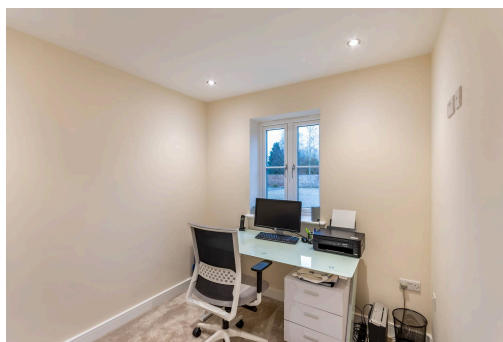


Council Tax band: D

Tenure: Freehold

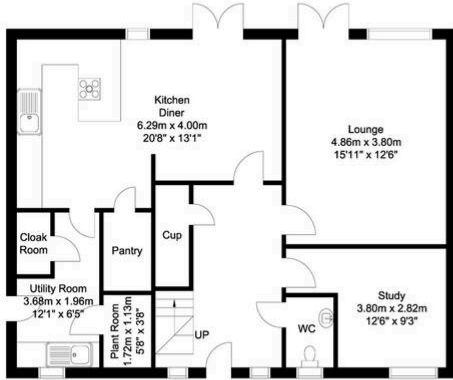
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:
B

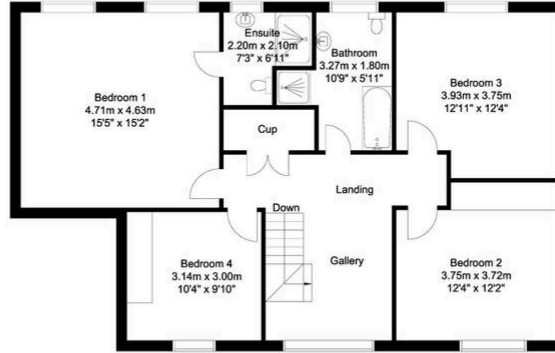




Ground Floor
79 sq m/850.34 sq ft
Approx.



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..
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