



Sydna

Roughton Road, Kirkby on Bain, Woodhall Spa. LN10 6YL





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NEW BUILD! Sydna is a six bedroom family home, built to excellent specifications with outstanding energy efficiency (EPC- A rated), providing spacious, flexible accommodation with large open plan kitchen dining room and garden room; opening out to rear patio space, plus further lounge and home office / snug. This excellent family home is perfect for entertaining family and friends and comes complete with spacious grounds totalling 0.75 acres (sts).

A further 0.75 acres is also available to the rear, which has its own access and a small yard with planning permission for a replacement barn.

The property also benefits from a large double garage, workshop, WC and store; plus a considerable games room with potential for re-purposing (subject to the necessary consents).

The spacious accommodation boasts underfloor heating, high specification aluminium double glazed windows with internal blinds throughout and electric Velux skylights with rain sensors to the garden room vaulted ceiling and master bedroom; plus two log burners (one rotating to serve the garden and dining rooms).

Viewing is highly recommended to appreciate the quality, scope and flexibility of accommodation on offer



ACCOMMODATION

Hallway having composite obscure double glazed door with matching side panels, carpeted staircase to first floor with built in under stairs storage space, wood effect flooring, ceiling spotlights and power points. Doors to ground floor accommodation including:



Lounge having aluminium double glazed windows to front and side aspects and French doors to rear aspect; Contura wood burning stove on tiled hearth, carpeted floor, TV point, ceiling lights and power points.

Cloakroom having low level WC, wash hand basin, wood effect flooring, ceiling light and extractor fan.

Kitchen having aluminium double glazed window to side aspect; a good range of storage units to base and wall levels plus kitchen island, 1 1/2 bowl sink inset to bevel edge worktop with drainage furrows, Neff oven and grill, Falmec integrated fridge and freezer, dishwasher. Wood effect flooring, inset ceiling spotlights and central ceiling lights. Open to:

Dining Room having aluminium double glazed window and French doors to side aspect; rotating Contura wood burning stove on polished stone hearth with tiled column, wood effect flooring, ceiling spotlights and power points. Open to:

Garden Room having vaulted ceiling with Velux electric skylights to side with rain sensors, aluminium double glazed bi-fold doors to side and rear opening to patio seating space, aluminium high level windows to side. Wood effect flooring, TV point, central ceiling light and power points.

Utility having aluminium double glazed patio door and window to rear aspect; a good range of storage units to base level and full height, sink inset to bevel edge worktop with space and connections for washing machine. Wood effect flooring, heated towel rail and ceiling light.



Office / Snug with aluminium double glazed window to front aspect; wood effect flooring, TV point, ceiling light and power points.

First Floor

Landing having carpeted stairs to second floor, radiator, carpeted floor, ceiling spotlights and power points. Doors to first floor accommodation including:

Bedroom having aluminium double glazed French doors with Juliette balcony to rear aspect; carpeted floor, built in wardrobe space with automatic light and sliding doors, radiator, ceiling light and power points.



Family Bathroom having aluminium obscure double glazed window to rear aspect; panel bath with tiled surround, corner shower cubicle with board surround, monsoon and regular head over and alcove shelf, pedestal wash hand basin with light up mirror over and low level WC. Wood effect flooring, wall mounted heated towel rails, ceiling spotlights and extractor fan.

Master Bedroom Suite -comprising :

Master Bedroom having aluminium double glazed windows to side and rear, French doors with Juliette balcony to side aspect, carpeted floor, radiators, ceiling spotlights and power points.

En suite Shower Room having aluminium obscure double glazed window to side aspect; corner shower cubicle with board surround, monsoon and regular head over, pedestal wash hand basin with illuminated mirror over and low level WC. Wood effect flooring, wall mounted heated towel rail and ceiling spotlights.

Dressing Room having built in wardrobe storage space, wood effect flooring, automatic spot lights to ceiling, radiator and power points.

Bedroom having aluminium double glazed window to front aspect; built in wardrobe storage space, carpeted floor, radiator, ceiling light and power points.

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Second Floor

Landing with carpeted floor, ceiling light. Doors to:

Bedroom having skylights to rear, carpeted floor, radiator, built in eaves storage space, ceiling spotlights and power points.

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OUTSIDE

The property is approached through a vehicle gate, up a gravel driveway leading to multiple parking spaces and the **Brick and Tile Outbuilding** comprising large **Double Garage** with electric doors to front, personnel door and further Workshop space plus gardeners WC and side Store. To the rear stands a games/recreational room of the same size.

The front and rear gardens are predominantly laid to lawn, with the plot extending to approx. 0.75 acres (sts) with a considerable space to the rear. Leading off the property to the rear is a wrap around paved patio seating area contained by raised mature flowerbeds, with a private hot tub area behind the garden room (hot tub available subject to negotiation) beneath a timber pergola.

East Lindsey District Council – Tax band: tbc

ENERGY PERFORMANCE RATING: A

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY.
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