



**Dowdsale Bank**

Whaplode Drove, Spalding, PE12 0UA

City and County Crowland are delighted to offer for sale, Phase 1 of this small brand new residential development (six units) located on a former chicken farm, off Dowdsale Bank in Shepeau Stow, a small hamlet in the South Holland district of Lincolnshire approximately five miles east of Crowland. Plots 1 and 2 are still under construction with completion planned for November 2023.

Many bespoke and individual features, including air source heat pump central heating, with stunning grey Egyptian limestone tiles downstairs, and underfloor heating. A fully fitted modern kitchen with a range of blue fronted base and eye level units, complimented by oak and quartz worksurfaces over, integrated dishwasher, twin NEF hide and slide electric ovens, washing machine plus a fridge freezer. Oak staircase to a galleried landing, radiator heating upstairs. The master bedroom has the benefit of a dressing room, and a luxury en-suite, and a further en-suite to bedroom two. There is a family four-piece suite bathroom, with bespoke sanitary ware and luxury vinyl flooring, and a heated towel rail included. Oak internal doors with complimentary brushed steel furniture. Outside to the front is a substantial gravel driveway providing ample parking, and a double sized car port with a three phase electric charging point. Enclosed garden to the rear.

\*Both properties are of similar size however, slightly different in layout and aspect, so therefore viewing is advised to fully appreciate. Please note all properties will have an eight year global home warranty.

**Entrance Hall**  
2.43 x 1.60 (7'11" x 5'2")



- Cloakroom**  
2.44 x 1.56 (8'0" x 5'1")
- Kitchen**  
5.44 x 3.03 (17'10" x 9'11")
- Family Room**  
3.68 x 6.57 (12'0" x 21'6")
- Dining Room**  
2.57 x 2.12 (8'5" x 6'11")
- Hallway**  
2.56 x 3.93 (8'4" x 12'10")
- Utility Room**  
2.56 x 2.52 (8'4" x 8'3")
- Living Room**  
4.56 x 6.57 (14'11" x 21'6")
- Landing**  
2.55 x 1.40 (8'4" x 4'7")
- Hallway**  
3.04 x 1.22 (9'11" x 4'0")
- Master Bedroom**  
3.39 x 3.95 (11'1" x 12'11")
- Dressing Room**  
1.12 x 2.67 (3'8" x 8'9")
- En-Suite**  
1.51 x 2.67 (4'11" x 8'9")
- Bedroom Two**  
4.62 x 2.53 (15'1" x 8'3")
- En-Suite**  
1.53 x 2.53 (5'0" x 8'3")
- Hallway**  
1.06 x 1.21 (3'5" x 3'11")
- Bedroom Three**  
4.56 x 3.30 (14'11" x 10'9")
- Bedroom Four**  
4.54 x 3.19 (14'10" x 10'5")



Approximate total area\*\*  
19.10 m<sup>2</sup>

\*\*Including balconies and porches

Area does not include the area covered by the roof of the car port or the area covered by the roof of the garage.

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Approximate total area\*\*  
106.20 m<sup>2</sup>

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Area does not include the area covered by the roof of the car port or the area covered by the roof of the garage.

**EPC - Awaiting**  
**Tenure - Freehold**  
**Please Note:**  
Images will be updated as the building progresses.