



## Allotts Cottage Holland Fen, LN4 4QQ

**Asking Price £530,000**

Nestled in the tranquil setting of Holland Fen, this impressive detached house offers a perfect blend of modern living and serene countryside views. Built in 2008, the property boasts a generous 2,142 square feet of living space, making it an ideal family home.

Upon entering, you are greeted by a spacious and inviting atmosphere, enhanced by four well-appointed reception rooms that provide ample space for relaxation and entertainment. The layout is thoughtfully designed, ensuring that each room flows seamlessly into the next, creating a harmonious living environment.

The property features five comfortable bedrooms, providing plenty of room for family and guests. With three bathrooms, including en-suite facilities, morning routines and family life are made easy and convenient.

Set on a large plot, the house is surrounded by picturesque countryside, offering a peaceful retreat from the hustle and bustle of everyday life. The long gravelled driveway not only adds to the property's charm but also



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## Location Location Location

The property is situated between Boston and Sleaford, close to Chapel Hill and is located in the remote countryside, providing a unique opportunity to live in peace and tranquility, a car is essential living here with groceries and other amenities being 11 minutes drive away in Tattershall or a bigger selection of shops and amenities in the town of Boston which is an 18 mins drive.

## Hallway

18'7" x 7'1" (5.66m x 2.15m)

An "L" shaped hallway with staircase to first floor landing having wooden handrail and metal balustrade and laminate flooring.

## Living Room

17'5" x 15'9" (5.32m x 4.81m)

Window to front and side elevations, log burner, double doors to dining area, carpeted flooring and chandelier lighting.

## Kitchen

13'11" x 13'5" (4.23m x 4.08m)

Window to rear elevation, a range of base and wall units with granite worktop with built in drainer to single bowl sink and mixer tap, plumbing and space for dishwasher, tall american sized fridge freezer, built in electric double oven, electric hob and extractor hood, tiled flooring and opening into the dining area and doorway the other side to the utility room.

## Utility

8'7" x 9'11" (2.62m x 3.03m)

Window to rear elevation and an upper glazed door allowing lots of ambient light, floor standing oil boiler, units and worktops to two elevations with space and plumbing for two appliances.

## Dining Area

21'10" x 13'5" (6.65m x 4.08m)

A very large dining room/family room, having three windows to the rear elevation and two windows to the side, double doors to the conservatory and further double doors to the living room, laminate flooring and Velux window to a tall ceiling.

## Conservatory

12'10" x 14'11" (3.92m x 4.54m)

Having double doors leading to the front patio, fully glazed to two elevations with sloping glass roof, central heating radiator for those winter months and tiled floor.

## Bedroom 5 (ground floor)

17'8" x 10'11" (5.38m x 3.34m)

Window to front elevation, two deep recessed wardrobes extending across full width of wall with dressing table between them, carpeted flooring and pendant lighting.

## Ground Floor Shower Room

4'2" x 7'1" (1.26m x 2.15m)

Window to side elevation with frosted glass, close coupled toilet, sink with vanity unit underneath, tiled flooring, chrome heated towel rail, double shower cubicle, fully tiled floor to ceiling and extractor fan.

## Study

7'8" x 9'11" (2.34m x 3.03m)

Window to rear elevation, laminate flooring and pendant lighting, A cabinet is located high up on the wall providing Ethernet connections and a patch bay for internet around the property.

**Landing**  
A very large landing with window to side elevation and a large recessed area which could be used as additional office space with carpeted flooring and door leading into the airing cupboard with hot water tank.

## Master Bedroom

13'4" x 15'9" (4.07m x 4.81m)

Window to front elevation looking over the large front garden pond, and an additional window to the side elevation over looking the countryside, having a fitted wardrobe, carpeted flooring, pendant lighting and a door to a large Jack and Jill en-suite.

## Jack and Jill En-suite

7'2" x 9'11" (2.18m x 3.03m)

A very large en-suite with window to front elevation, corner bath, large double shower cubicle, close coupled toilet and pedestal sink with built in vanity units above and beneath, vinyl flooring, chrome heated towel rail, extractor fan and a large storage cupboard with many shelves.

## Bedroom 2

12'5" x 10'11" (3.79m x 3.34m)

Window to front elevation, carpeted flooring, built in single wardrobe, pendant lighting with doorway to Jack and Jill en-suite.

## Bedroom 3

16'1" x 9'11" (4.91m x 3.03m)

Having window to side elevation and two Velux windows in the sloping ceiling, carpeted flooring, pendant lighting built in dressing table and drawer units and doorway to its own ensuite shower room.

## En-suite Shower Room

14'5" x 8'0" (4.39m x 2.43m)

Velux window, corner shower cubicle, chrome heated towel rail, vinyl flooring, close coupled toilet and sink with vanity unit beneath.

## Bedroom 4

6'4" x 9'11" (1.93m x 3.03m)

A single bedroom with Velux window to sloping ceiling, vinyl flooring and pendant lighting.

## Double Garage and Parking

17'5" x 18'4" (5.31m x 5.60m)

A large detached double garage with window to side elevation and personnel door to the same side, large electric roller door to the front with power and lighting inside.

The parking around the grounds is extensive with many vehicles being able to be parked at the rear gated area adjacent to the garage and several vehicles at the front of the property.

## Outside

The property is positioned on a very large plot accessed over a concrete bridge from the main road with a double 5 bar gate at the entrance which leads you down a long gravelled driveway to the front of the property, as you approach the house there is the most beautiful pond to the left side with many trees, bushes and shrubs to both sides and amazing countryside views to the left upon your approach.

At the rear accessed through a further 5 bar wooden gate is an extensive gravelled parking area, in the far corner in the ground the septic tank Klargester unit and located near the garage is the large oil tank for the central heating boiler, and the lawns extend all around the property.



# BELVOIR!