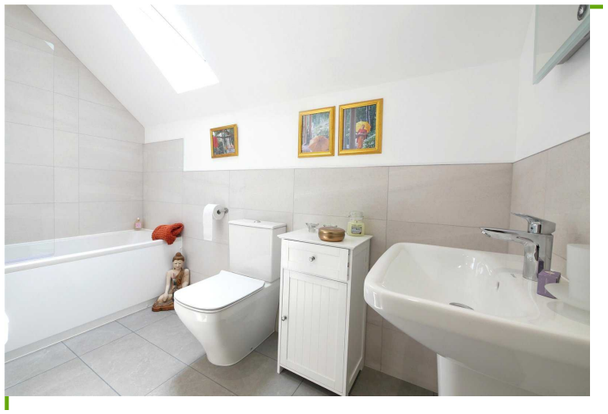
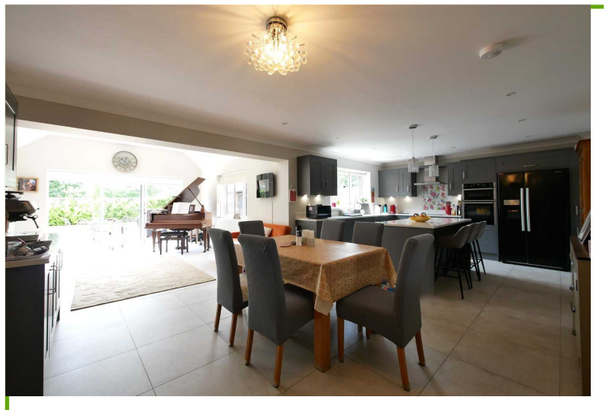
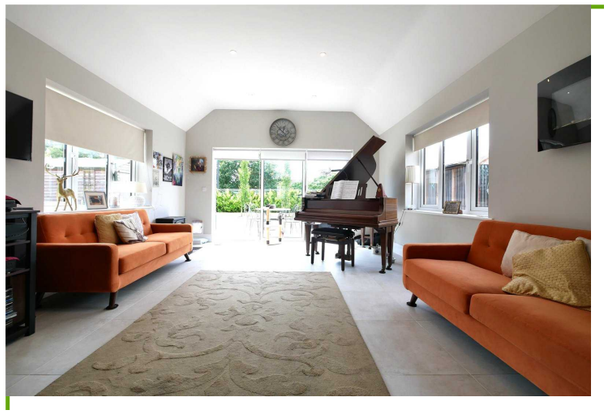


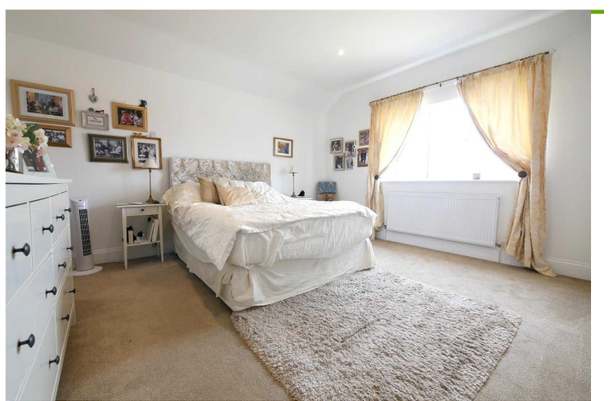














Fairfield Place, Partney, Spilsby,
Lincolnshire, PE23

Offers Over: £475,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Fairfield Place, Partney, Spilsby, Lincolnshire, PE23

Offers Over: £475,000 Tenure: Freehold

Council Tax Band: E
EPC Rating: B
Local Authority: East Lindsey District Council

Other important information which you will need to know about this property can be found at your-move.co.uk

Your Move is proud to introduce this truly spectacular four-bedroom detached house. Fully modernised to an exceptional standard throughout, this property ticks every single box for contemporary family living. Set in a beautiful, picturesque location, viewing is highly recommended to appreciate everything this home has to offer.

7 Fairfield Place
Set within an exclusive development of just seven prestigious homes by renowned local builders Max Hugo Ltd, this property has been crafted to an exceptionally high specification.

The ground floor welcomes you with a generous entrance hallway leading into a large, front-facing lounge. Elegant wood-glazed double doors open into a stunning, ultra-spacious kitchen-diner, which flows seamlessly into a bright garden room featuring bi-fold doors that open to a sunny, south-facing garden. Conveniently accessed from the kitchen is a private one-bedroom family annexe, perfect for multi-generational living or guests.

Upstairs, a wide landing leads to three further double bedrooms, each complete with built-in wardrobes. Two bedrooms boast luxury en-suites, complemented by a gorgeous family bathroom and an additional walk-in wardrobe. This modern family home is truly spectacular, with under floor heating throughout and offering versatile living spaces to suit any lifestyle.

Family Annex
Accessible via its own private side gate and a dedicated rear entrance, the annexe opens into a welcoming hallway complete with a practical storage cupboard housing the boiler.

Designed for effortless, independent living, the space features a beautiful, fully-equipped kitchen and a separate, cozy sitting room—ideal for relaxing or entertaining guests. The generous bedroom boasts bespoke built-in wardrobes and a modern en-suite. For ultimate comfort, each room features its own independent heating system, easily adjusted with a simple wave of your hand over the sleek, wall-mounted motion controls.

The annex also enjoys the added luxury of its own private garden space.

Having previously operated as a highly successful holiday let, this self-contained space offers incredible versatility. Whether you utilize it for multi-generational family living or as a lucrative income stream, the opportunities are endless.

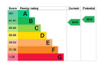
Gardens
The property boasts an impressive frontage, featuring a large gravel driveway that provides ample off-road parking and leads to a spacious garage, ideal for additional storage. A neatly laid lawn is complemented by mature flower beds, while a paved pathway guides you to the front door. The frontage is fully secured with fencing on both sides, with two secure side gates providing easy access to the rear.

The beautifully landscaped, south-facing rear garden is a private oasis, fully enclosed by secure fencing. Leading out from the bi-folding doors is a paved patio perfect for alfresco dining which steps down to a pristine lawn. The garden is richly detailed with mature vegetable beds, vibrant borders, and established laurel hedging to the rear. Practical additions include two sheds, an outside tap, and external electric points.

Enhancing the property's versatility, there is a separately fenced private garden dedicated to the annexe, alongside a specialised kennel area (available subject to separate negotiation). Truly spectacular gardens that must be seen to be appreciated.

Location
Nestled just beyond the southern edge of the scenic Lincolnshire Wolds, the charming village of Partney offers an idyllic rural lifestyle. A brief, 20-minute drive to the beautiful Lincolnshire coast. This highly desirable location sits just three miles from the historic market town of Spilsby, providing the perfect balance of countryside living and town convenience. The village itself boasts a close-knit community and excellent local amenities, including a traditional village hall, a primary school, a convenience store, and a petrol station.

Considering Making An Offer?

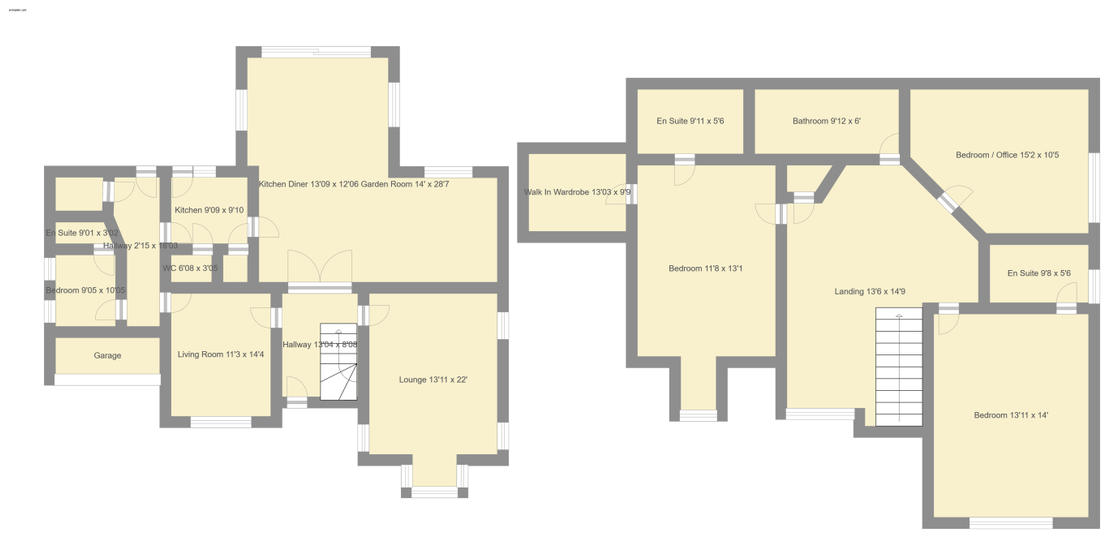


For full EPC please contact the branch.

If you think you may want to offer on this property and to save you any inconvenience if you live at a distance, please would you bring with you current photo ID for anti money laundering purposes. This can be a current driving licence or passport. If you have neither, ask us when you book the viewing and we can advise you of what is acceptable. If you do offer, please would you also have details of your estate agent, or evidence of funds if it is a cash purchase. Although solicitor's details will not be required when you offer, if you have them as well, it helps.

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All Measurements



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