



Lichfield House, Blackthorn Lane, Cammeringham, LN1 2SH



Book a Viewing!

£825,000

An exquisite and executive detached family home in the heart of the village of Cammeringham. This spacious home has been extended and much improved by the current owners to a high standard. The contemporary accommodation on offer comprises of Entrance Hall, Cloakroom/WC, Lounge, Kitchen/Dining Room, Utility Room, impressive Family Entertainment Room and a First Floor Galleried Landing leading to master Bedroom with fitted wardrobes, Dressing Area and luxury En-suite Shower Room, second Bedroom with En-suite Shower Room, three further Bedrooms and a luxurious four piece Family Bathroom. Outside there is a generous gated driveway, double garage and large private rear garden with outdoor bar and seating area. Viewing of this high specification family home is highly recommended to appreciate all it has to offer.





 **kamara**
Photography

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Located in this popular rural village of Cammeringham, with the nearby villages of Ingham, Brattleby and Scampton offering a wide range of local facilities.

ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor, stone tiled flooring and tall radiator.





CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, towel radiator, wall display shelves with lighting, tiled walls and flooring.

LOUNGE

19' 5" x 12' 8" (5.94m x 3.87m) With three double glazed windows to the front and side aspects, double glazed French doors to the entertainment room, log burner set within a feature fireplace, spotlights and radiator.

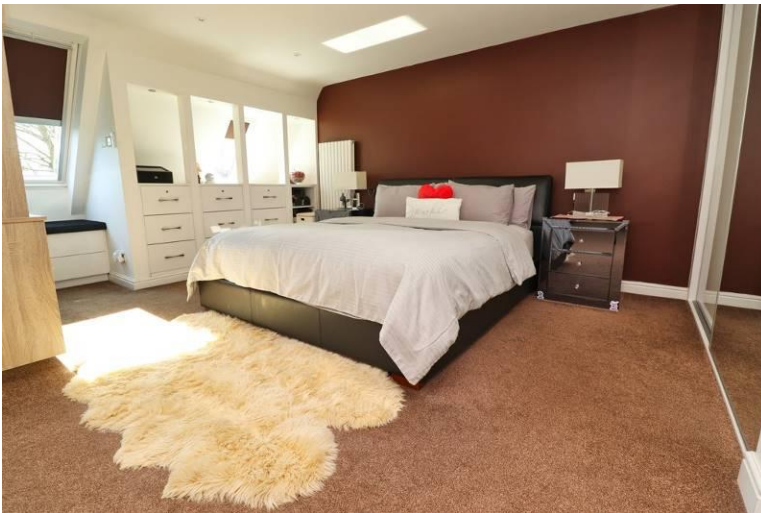
KITCHEN/DINING ROOM

23' 6 (max)" x 19' 5 (max)" (7.16m x 5.92m) Newly fitted with a modern and stylish range of white gloss wall and base units with work surfaces over, display cabinets with lighting, undermount sink with side drainer and mixer tap over, water softener, twin eye level electric ovens with warming drawer, electric hob with extractor fan over, integrated dishwasher and wine cooler, space for American fridge freezer, stone tiled flooring, two tall radiators, spotlights, double glazed windows to the front and rear aspects, double glazed French doors to the entertainment room and an internal door to the garage.



UTILITY ROOM

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, spaces for washing machine and tumble dryer, laundry chute from the master bedroom, wall mounted gas fired central heating boiler, wood effect laminate flooring and double glazed window to the rear aspect.



FAMILY ENTERTAINMENT ROOM

35' 4" x 13' 6" (10.77m x 4.13m) An impressive addition creating an ideal family entertainment space with two sets double glazed sliding patio doors to the rear garden, double glazed window to the side aspect, Contura wood burning stove, media wall with storage cabinets, four Velux windows, spotlights and wood effect flooring.

GALLERIED LANDING

With double glazed window to the front aspect, airing cupboard, double storage cupboard and radiator.



BEDROOM 1

22' 7 (max)" x 19' 5 (max)" (6.88m x 5.92m) With a range of fitted wardrobes and drawers, dressing area, laundry chute to utility room, double glazed window to the front aspect, two Velux windows, spotlights and two radiators.



EN-SUITE SHOWER ROOM

7' 6" x 6' 7" (2.31m x 2.01m) Newly fitted with a luxurious three piece suite comprising of walk-in shower cubicle, close coupled WC and wash hand basin on a vanity style unit, towel radiator, tiled walls, tiled flooring, spotlights and Velux window.

BEDROOM 2

12' 9 (max)" x 12' 7 (max)" (3.89m x 3.84m) With a range of fitted wardrobes, cupboards, drawers and desk, double glazed window to the front aspect, spotlights and radiator.



EN-SUITE SHOWER ROOM

6' 3" x 5' 2" (1.91m x 1.60m) Newly fitted with a modern three piece suite comprising of shower cubicle, close coupled WC and wash hand basin on a vanity style unit, towel radiator, tiled walls, tiled flooring, spotlights and double glazed window to the rear aspect.

BEDROOM 3

10' 9" x 10' 2" (3.28m x 3.11m) With fitted double wardrobe, double glazed window to the rear aspect, spotlights and radiator.

BEDROOM 4

10' 6" x 6' 6" (3.21m x 2.73m) With fitted double wardrobe, double glazed window to the rear aspect, spotlights and radiator.



BEDROOM 5

7' 10" x 6' 0" (2.40m x 1.84m) With double glazed window to the front aspect and radiator.

BATHROOM

7' 8" x 7' 0" (2.35m x 2.14m) Newly fitted with a luxurious four piece suite comprising of bath, walk-in shower cubicle, close coupled WC and wash hand basin on a vanity style unit, towel radiator, tiled walls, tiled flooring, spotlights and double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a gated gravelled driveway providing ample off street parking for multiple vehicles and giving access to the double garage and an electric vehicle charge point. To the rear there is a generous and enclosed garden laid mainly to lawn with a patio seating area and garden shed. There is also an outdoor bar, garden room and a covered seating area with light and power.

GARAGE

22' 9 (max)" x 19' 7 (max)" (6.93m x 5.97m) With twin electric up and over doors to the front, rear personal door, double glazed window to the rear aspect, personal door to the kitchen, light and power.





WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gison Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these conveyancing services then we will receive a referral fee of up to £350 per sale and £150 per purchase from them.

CWH and J. Water will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01525 56088 and ask for Steven Spivey MRIC.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you work out the cost of financing your purchase.

NOTE

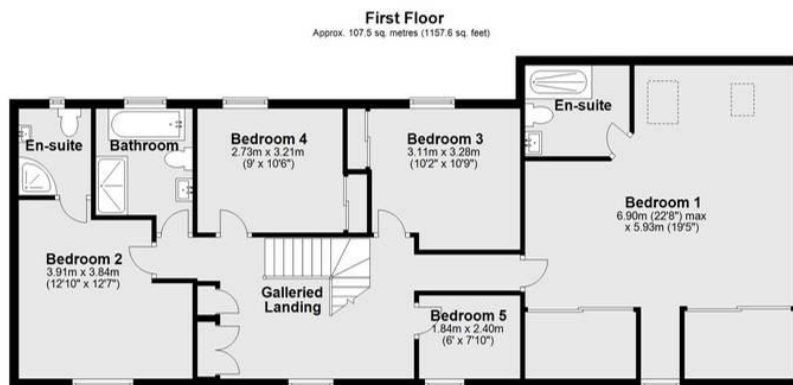
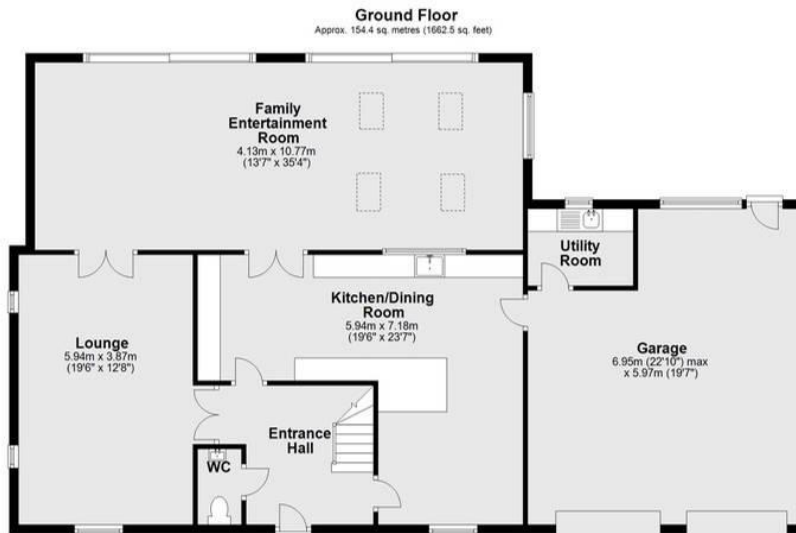
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline of guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Total area: approx. 262.0 sq. metres (2820.0 sq. feet)
For illustration purposes only.
Plan produced using PlanUp.



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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