



Bridge House, Old Main Road, Scamblesby, LN11 9XG



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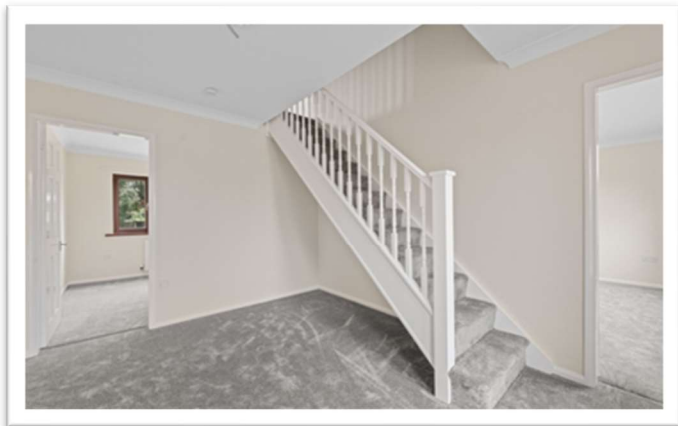
Freehold

£395,000



Key Features

- Detached house
- Four bedrooms
- Lounge & dining room
- Kitchen, breakfast room & utility
- Driveway & double garage
- Enclosed rear garden
- Good size plot with open view to rear
- NO CHAIN - EPC rating E





A renovated detached house on a good sized plot in a sought after village situated in the Lincolnshire Wolds, designated an area of outstanding beauty with an open view to the rear. The village of Scamblesby is well served with a primary school, public house, pleasant walks, bridle paths and cycle routes. Approximately seven miles away from the historic market town of Horncastle to the south and Louth to the north.

The property has recently been decorated throughout and has new carpets & flooring throughout, the kitchen has been re-fitted and the cloakroom, en-suite & bathroom have all been updated. Having accommodation comprising: entrance hall, cloakroom, lounge, dining room, kitchen, breakfast room and utility to ground floor. Master bedroom with en-suite, three further bedrooms and bathroom to first floor.



Outside the property has ample off-road parking & hardstanding, a double garage and a south east facing enclosed rear garden. The property benefits from oil fired central heating, with the boiler having been serviced annually and the property is double glazed. NO CHAIN

ACCOMMODATION

Part glazed front entrance door with side screens through to the:

ENTRANCE HALL

Having coved ceiling, radiator and staircase rising to first floor.

CLOAKROOM

Having coved ceiling, tile effect floor, extractor, close coupled WC and wall mounted hand basin with tiled splashback.

LOUNGE

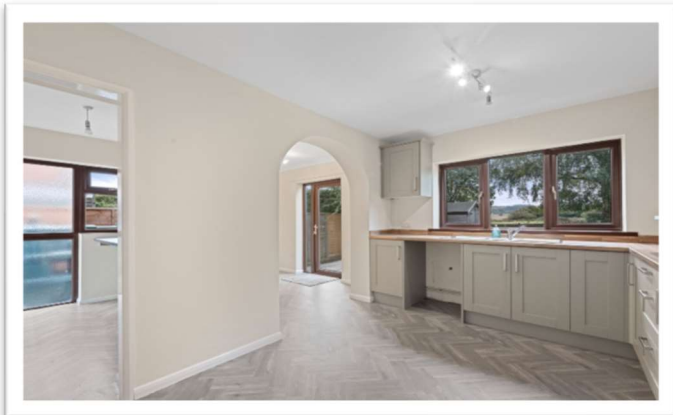
3.86m x 6.96m (12'8" x 22'10")

Having window to front elevation, sliding patio doors to rear elevation, coved ceiling, two radiators, wall light points and fireplace with marble back & hearth, inset living flame style fire and wooden surround. Opening to the:

DINING ROOM

2.95m x 2.97m (9'8" x 9'8")

Having window to rear elevation, coved ceiling and radiator.



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KITCHEN

2.84m x 3.84m (9'4" x 12'7")

Having window to rear elevation, radiator and wood effect flooring. Fitted with a range of base & wall units with work surfaces & upstands comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards & space for dishwasher under, cupboard over. Work surface return with inset electric hob, cupboards & drawers under, cupboards, stainless steel splashback & cooker hood over, tall unit to side housing integrated electric oven with cupboards under & over and further tall unit to side housing integrated fridge & freezer. Archway to the:

BREAKFAST ROOM

2.11m x 2.44m (6'11" x 8'0")

Having glazed door with side screen to rear elevation, continuation of wood effect flooring and radiator.

UTILITY

Having full height window & further window to side elevation, wood effect flooring, door to garage, work surface with space & plumbing for automatic washing machine & tumble dryer under, cupboards over and larder style cupboard to side.



FIRST FLOOR LANDING

Having coved ceiling and access to roof space.

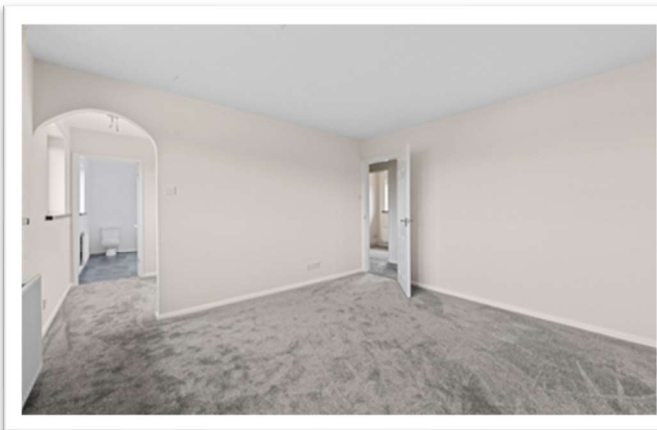
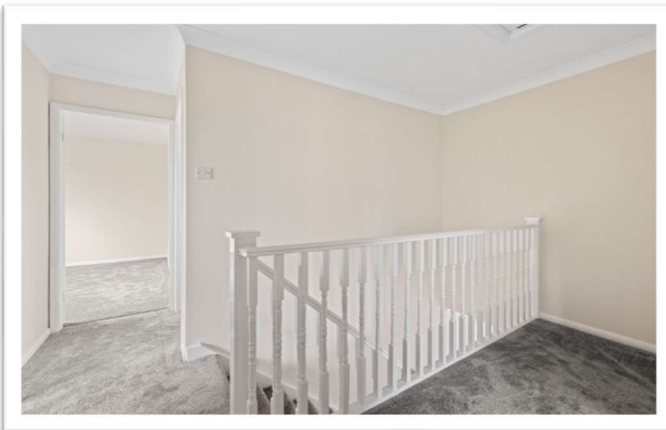
MASTER BEDROOM

3.86m x 3.91m (12'8" x 12'10")

Having window to front elevation, radiator, archway to dressing area with window to front elevation and door to the:

EN-SUITE

Having window to front elevation, radiator, tile effect flooring, fully tiled shower area with mixer shower fitting, close coupled WC and pedestal hand basin with tiled splashback.



BEDROOM TWO

3.38m x 3.68m (11'1" x 12'1")

Having window to rear elevation and radiator.

BEDROOM THREE

2.97m x 2.97m (9'8" x 9'8")

Having window to rear elevation and radiator.

BEDROOM FOUR

1.98m x 3.07m (6'6" x 10'1")

Having window to rear elevation and radiator.

BATHROOM

Having window to side elevation, radiator, tile effect flooring, built-in cupboard, panelled bath with shower fitting over, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a large gravelled area which provides ample off-road parking & hardstanding leading to the:

DOUBLE GARAGE

Comprising two garages:

GARAGE ONE

2.49m x 4.98m (8'2" x 16'4")

Having remote controlled roller shutter door, light, power and opening to:

GARAGE TWO

2.79m x 3.86m (9'2" x 12'8")

Having remote controlled roller shutter door, light and power.

REAR GARDEN

Being enclosed and laid to lawn with three paved patios and a large garden shed.

THE PLOT

The property occupies a plot of approximately 0.15 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band D.

VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.





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Floorplan

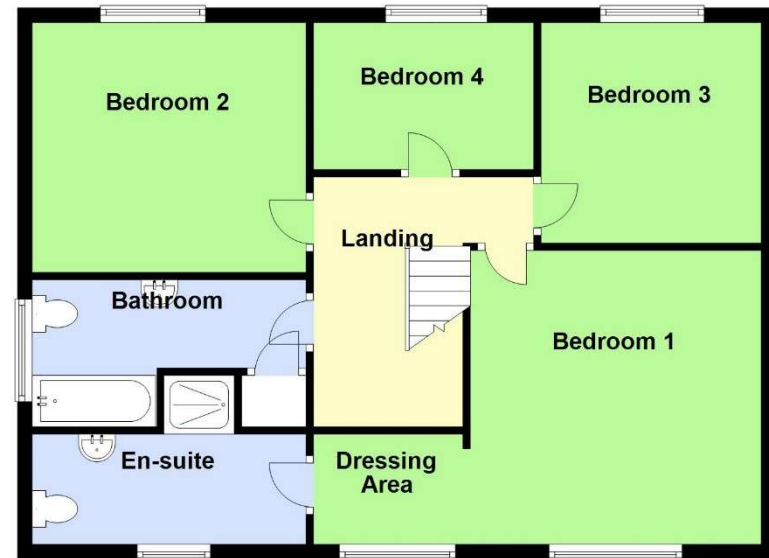
Ground Floor

Approx. 96.9 sq. metres (1043.1 sq. feet)



First Floor

Approx. 70.5 sq. metres (758.9 sq. feet)



Total area: approx. 167.4 sq. metres (1801.9 sq. feet)



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AGENT'S NOTES

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