



Autumn Lodge
Brattleby

MOUNT & MINSTER



Autumn Lodge Brattleby

Stunning detached stone dwelling in a popular village, positioned on a corner plot with mature wrap around gardens and gated access.

- Four bedrooms
- Ample off road parking
- Attached double garage
- Office/Bedroom five
 - En-suite
 - Living room
 - Dining room
- Kitchen/Breakfast room
- Planning permission for single storey extension



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INTRODUCTION

Autumn Lodge is a delightful stone dwelling which was built in the late 1990s by the reputable local builder, Riva Homes. The property offers flexible living accommodation including a large office/bedroom above the garage, which would lend itself for conversion into a self-contained annexe if required. The property benefits from high quality internal fittings with a bespoke hand-made maple and ebony kitchen, Oak parquet floors, feature brick and stone fireplaces with log burning stoves, along with exposed beamwork. The accommodation comprises entrance hall, study/bedroom four, utility, downstairs bathroom, inner hall area, kitchen/breakfast room, dining room, living room and cloakroom on the ground floor, whilst on the first floor the main landing accesses three principal double bedrooms, one of which has an en-suite shower room, and there is also a main family bathroom, whilst bedroom 5/office/potential annexe is accessed via a separate staircase near the downstairs bathroom.

The property further benefits from planning permission for a single storey extension to the rear of the property under planning application number 144338 which is valid until 21st April 2025.

OUTSIDE

The property is approached via double gates which lead in turn to a gravelled driveway providing ample car standing, with an attached double garage and a good sized corner plot garden which is principally laid to lawn on three sides, with established shrubs and a patio area. There is also a purpose built cart shed for alfresco dining and entertaining which benefits from power and a fresh water supply.

LOCATION

Brattleby is a small conservation village located around 7.5 miles from the cathedral city of Lincoln, with local amenities in the nearby villages including primary schools, and a local pub. Lincoln offers a more comprehensive range of facilities including shops, restaurants and cafes, leisure facilities, universities and the County Hospital. For commuting further afield there are road links with the A46, A15 and A57. Newark train station has a direct train to London Kings Cross (journey time from 71 minutes)

Entrance hall

Tiled flooring, radiator, double glazed window to front, double glazed door to rear, exposed brickwork, recessed ceiling lights, feature brick and stone hearth with log burning stove.





Inner hallway

Tiled flooring, radiators x 2, pedestrian access door to side, double glazed window to side, pedestrian door into the double garage., recessed ceiling lights, stairs rising to Playroom/Office/Bedroom five.

Further inner hallway with stairs rising to first floor landing, parquet flooring, ceiling light, radiator.

Living room

Wooden parquet flooring, stone and brick feature fireplace with wood burning stove, double glazed windows to front, side and rear, radiator, exposed beamwork, recessed ceiling lights.

Dining room

Parquet flooring, radiator, double glazed window to side, exposed beam, recessed ceiling lights.

Kitchen/Breakfast room

Tiled flooring, exposed beamwork, wall mounted radiator, recessed ceiling lights, double glazed window to side and rear, bespoke range of wall and base units, wine rack, granite work surfaces over, Lacanche range cooker, granite splashback, integrated dishwasher, integrated double fridge freezer, integrated Miele microwave, double glazed stable door to rear.

Utility

Tiled flooring, range of wall and base units, tiled splashbacks, double glazed window to rear, radiator, space and plumbing for dishwasher, washing machine, dryer, and integrated NEFF oven, recessed ceiling lights.

Study/bedroom Four

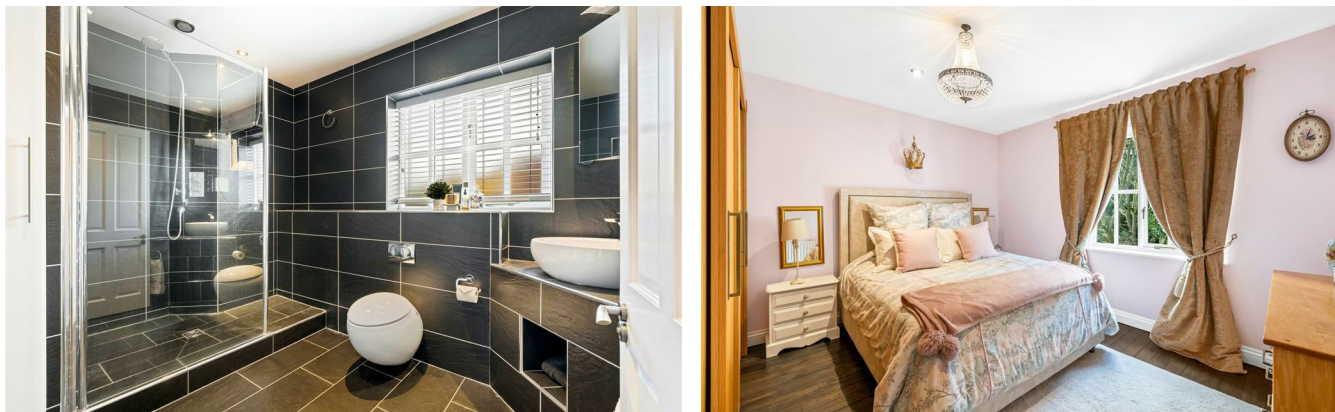
Wooden parquet flooring, radiator, access to loft space, double glazed window to front, ceiling light.

Downstairs WC

Tiled flooring, double glazed window to rear, low level WC, radiator, part tiled, pedestal wash hand basin, storage cupboard, ceiling light.

Bathroom

Tiled flooring, fully tiled, low level WC, pedestal wash hand basin, double glazed window to rear, bath with mains shower over, extractor, ceiling light.



Office/Bedroom five

Wooden flooring, built in office furniture, three double glazed velux windows, further double glazed window to front, built in storage cupboard, radiator x 2.

Landing

Carpet, recessed ceiling lights, double glazed window to side, radiator.

Bedroom one

Wooden flooring, double glazed window to side and front, built in wardrobes, recessed ceiling lights.

En suite

Tiled flooring, under floor heating, fully tiled, wall mounted radiator, built in storage cupboard, bowl sink, double glazed window to side, wall mounted WC, double walk in shower, extractor, recessed ceiling lights.

Bedroom two

Wooden flooring, recessed and feature ceiling light, radiator, double glazed window to side.

Bedroom Three

Wooden flooring, double glazed window to side, recessed and feature ceiling light, radiator.

Bathroom

Tiled flooring, double glazed window to rear, recessed ceiling lights, sink in vanity unit, free standing bath with shower attachment, fully tiled, wall mounted WC, extractor, double shower, wall mounted heated towel rail.

METHOD OF SALE

For sale by private treaty.

TENURE

Freehold with vacant possession upon completion.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: C

COUNCIL TAX BAND

Council Tax Band: F

West Lindsey District Council

VIEWINGS

Strictly via the Agents: 01522 716204



Ground Floor
Main area: approx. 131.9 sq. metres (1419.9 sq. feet)
Plus garages: approx. 32.2 sq. metres (346.4 sq. feet)



First Floor
Approx. 113.9 sq. metres (1226.2 sq. feet)



Main area: Approx. 245.8 sq. metres (2646.1 sq. feet)
Plus garages: approx. 32.2 sq. metres (346.4 sq. feet)

