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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



10 Sycamore Close
Wootton
Ulceby
DN39 6AH

Offers in the Region
Of £462,500

Crofts Estate Agents of Immingham and surrounding area's are delighted to bring to the market this five bed executive detached house, situated in the popular village of Wootton. Built in 2020 by the highly regarded Keigar Homes, this hi-spec, stunning home, boasts the remainder of its NHBC warranty, spacious living throughout and three en-suites. Currently being sold as a five bed, the property was once a six bed home and can easily be converted back by splitting the second bedroom in two. Ideally suited to a family, internal viewing will reveal the entrance hallway, lounge, snug, WC, utility and open plan kitchen-diner-living area. Heading to the first floor will reveal three of the bedrooms and the family bathroom, with the master bedroom benefitting from an en-suite and dressing area. On the final floor there are a further two bedrooms, both doubles with en-suites. Externally, this privately positioned home which overlooks the countryside boasts ample off road parking, double garage and manicured gardens to the front and rear. You will not be left disappointed with this home!

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Lounge

12' 6" x 19' 8" (3.81m x 5.99m)

Located to the front of the property, the lounge boasts a large open fire place with LED lighting and slate background, carpeted flooring, coving and walk in bay window.

Snug

9' 0" x 10' 9" (2.74m x 3.27m)

Providing versatile living, this reception room benefits from carpeted flooring, light decor, coving, radiator and uPVC window.

Kitchen/Diner

26' 1" x 29' 8" (7.94m x 9.04m)

This stunning open planned kitchen-diner-living is the heart of this gorgeous home and offers a brilliant space to enjoy family time or entertain guests. Boasting a fully fitted kitchen with handle-less gloss finished units and quartz worktop, a range of integrated appliances, as well as clever storage. Designed to the highest specification, this carefully thought out home also benefits from luxury karndeian vinyl flooring with quirky design in the kitchen area, modern decor, radiator and patio doors which open out to the garden.

Utility room

This handy room, provides an ideal space to house white goods, which frees up space within the kitchen. The utility benefits from a continuation of the luxury karndeian vinyl flooring, to match the kitchen and hallway, gloss units with quartz worktop and stainless steel sink with mixer tap. There is also a uPVC side door which gives access to the garden.

Bedroom 1

11' 0" x 25' 6" (3.35m x 7.77m)

This spacious master bedroom is beautifully presented with modern decor, carpeted flooring and large uPVC window to the rear elevation, which allows plenty of natural daylight in. The room also boasts a dressing area with room for freestanding wardrobes and a large 4 piece en-suite.

En-suite

7' 0" x 12' 6" (2.13m x 3.81m)

Accessed through the master bedroom, this large 4 piece en-suite benefits from a bath, WC, his and hers vanity basin and walk in shower. There is also vinyl flooring, partially tiled walls, LED lighting and uPVC window to the side elevation.

Bedroom2

9' 1" x 26' 6" (2.77m x 8.07m)

Originally two bedrooms knocked through to make one, this bedroom benefits from modern decor with animal print wall stickers, carpeted flooring, radiator and dual aspect uPVC window.

Bedroom 3

11' 0" x 12' 6" (3.35m x 3.81m)

The third bedroom briefly comprises of carpeted flooring, modern decor, radiator and uPVC window to the front elevation.

Bedroom 4

12' 6" x 16' 10" (3.81m x 5.13m)

Located on the top floor, bedroom four comprises of carpeted flooring, radiator, velux window and en-suite with shower, WC and basin.

En-suite

5' 11" x 7' 5" (1.80m x 2.26m)

This en-suite benefits from a corner shower, WC, vanity basin, partially tiled walls, vinyl flooring and velux window.

Bedroom 5

13' 4" x 16' 10" (4.06m x 5.13m)

Effectively a mirror image of the fourth bedroom, bedroom five comprises of carpeted flooring, radiator, velux window and en-suite with shower, WC and basin.

En-suite

4' 11" x 7' 5" (1.50m x 2.26m)

This en-suite benefits from a corner shower, WC, vanity basin, partially tiled walls, vinyl flooring and velux window.

Bathroom

7' 0" x 9' 7" (2.13m x 2.92m)

The family bathroom, which is located on the first floor, offers a modern four piece suite which comprises of vinyl flooring, partially tiled walls, corner shower, bath, WC, basin and LED lighting.

Exterior

Built to the highest standard, which is only to be expected when it comes to a Keigar Homes property, the exterior offers ample off road parking through a paved driveway, double garage with power, lighting and up and over doors. The rear garden is private and enclosed with fencing around the perimeter, countryside views, set in lawn and patio area, ideal for al-fresco dining.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band F: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

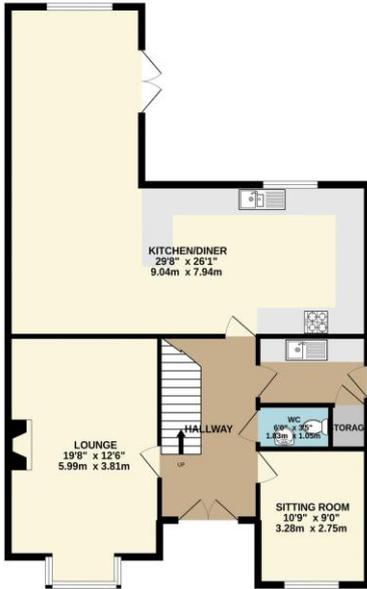




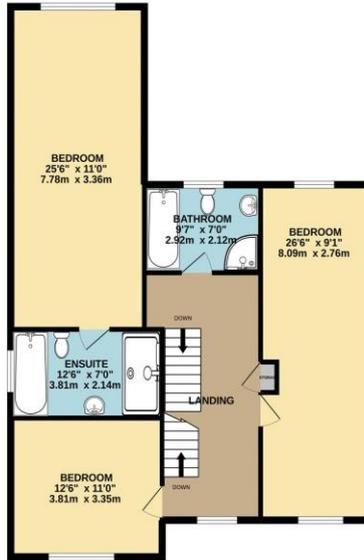
OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

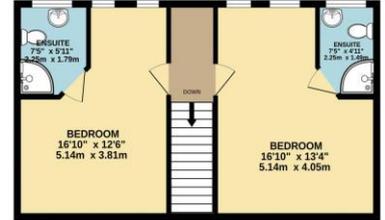
GROUND FLOOR
1031 sq.ft. (95.8 sq.m.) approx.



1ST FLOOR
978 sq.ft. (90.9 sq.m.) approx.



2ND FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 2509 sq.ft. (233.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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