



Inglewood

Nestled within the tranquil Wolds village of Harrington, near Spilsby, this charming four-bedroom detached Potton house offers a wonderful opportunity to enjoy peaceful countryside living in a picturesque area of 'Outstanding Natural Beauty'. Built in the late 1980s, Inglewood feels much older, and is filled with some lovely character features such as exposed beams and latch doors. It sits beautifully within its surroundings, enjoying open views over rolling Wolds countryside to the front and an attractive woodland to the rear—particularly picturesque as the autumn colours emerge.

Offered with no onward chain, this well-presented, comfortable home provides well-balanced accommodation, featuring two generous reception rooms, with a charming brick inglenook fireplace and wood-burner in the lounge and a separate dining room. The breakfast kitchen has ample space for a dining table and chairs too and includes a cooking range and dishwasher. The accommodation includes a ground-floor shower room, with four bedrooms to the first floor, including a master bedroom with en-suite facilities. A family bathroom completes the upstairs layout.

Inglewood is reached via one of two sets of timber five bar gates which open onto an impressive in-and-out driveway, providing off road parking for many vehicles and access to a detached double garage with electrically operated up-and-over doors. Mature gardens wrap around the property and are thoughtfully landscaped with well-tended hedges and shrubs, creating a delightful and private setting that perfectly complements this idyllic countryside home

EPC - 'D'

Council Tax Band - 'E'

Tenure -Freehold

Heating - Electric Storage Heaters

Drainage - Private Septic Tank System

Potton House



Entrance – A stable style front door beneath a storm porch opens into the **Entrance Hallway** – With a part quarry tiled entrance followed by carpet. The hall has a staircase rising to the first-floor landing with under stairs storage cupboard beneath plus a further cloaks cupboard with coat hooks and shelving. There is an electric storage heater and latch door opening through to the:

Ground Floor Shower Room – Has double glazed window to the front aspect and half tiled walls. The shower room comprises a three-piece suite of double shower enclosure, pedestal wash hand basin and low flush WC.

Dining Room 3.19m x 4.43m (10'6 x 14'6) - Has double glazed window to the front aspect, electric storage heater, feature beams and serving hatch through to the:



Breakfast-Kitchen 3.59m x 4.43m (11'9 x 14'6) – Has double glazed windows to the side and rear aspect and a part glazed door to the rear. The kitchen comprises an extensive range of work surfaces with cupboard and drawer units at both base and eye level. Integrated appliances including a dishwasher and a Belling electric cooking range with extractor canopy above. There is space and plumbing beneath the worksurface for a washing machine and ample space for an American style fridge freezer if required. A one and a half bowl sink unit has a mixer tap over and there is splashback wall tiling where appropriate as well as a tiled floor.

Lounge 5.81m x 5.55m (19'1 x 18'3) – Has double glazed windows to the front, side and rear aspects and French doors opening onto the side garden and patio area. This cosy lounge enjoys an attractive inglenook style exposed brick fireplace and hearth which has a Clearview multi fuel burner inset.

First Floor Landing – Has loft access, double glazed window to the rear aspect with woodland view and a latch door to a walk-in airing cupboard which has shelving for towels and linens and the hot water cylinder.

Master Suite 4.67m x 4.76m (15'4 x 15'7) – Has double glazed windows to both the front and side aspect, storage space into the eaves and a storage heater. Two built-in wardrobes each have latch doors and hanging rails within.

En-Suite Bathroom – Has a double-glazed window to the rear aspect, electric storage heater and comprises a three-piece suite to include a panel bath, close coupled WC and a pedestal wash hand basin.

Bedroom Two 2.50m x 3.28m (8'2 x 10'9) – Has a double-glazed window to the front aspect enjoying beautiful views over the open countryside, built-in bedroom furniture to include wardrobes, co-ordinating dressing table with drawers and an electric heater.

Bedroom Three 2.48m x 4.44m (8'2 x 14'7) – Has double glazed windows to the front and side aspect, electric heater, built-in bedroom furniture to include a double wardrobe, dressing table with drawers and co-ordinating bedside units.

Bedroom Four/Study 3.18m x 2.00m (10'5 x 6'7) – Has a double-glazed window to the side aspect, an electric storage heater and beams.

Bathroom – Has a double-glazed window to the rear aspect with woodland view and comprises a three-piece suite to include a corner bath with mixer tap over, pedestal wash hand basin and close couple WC.

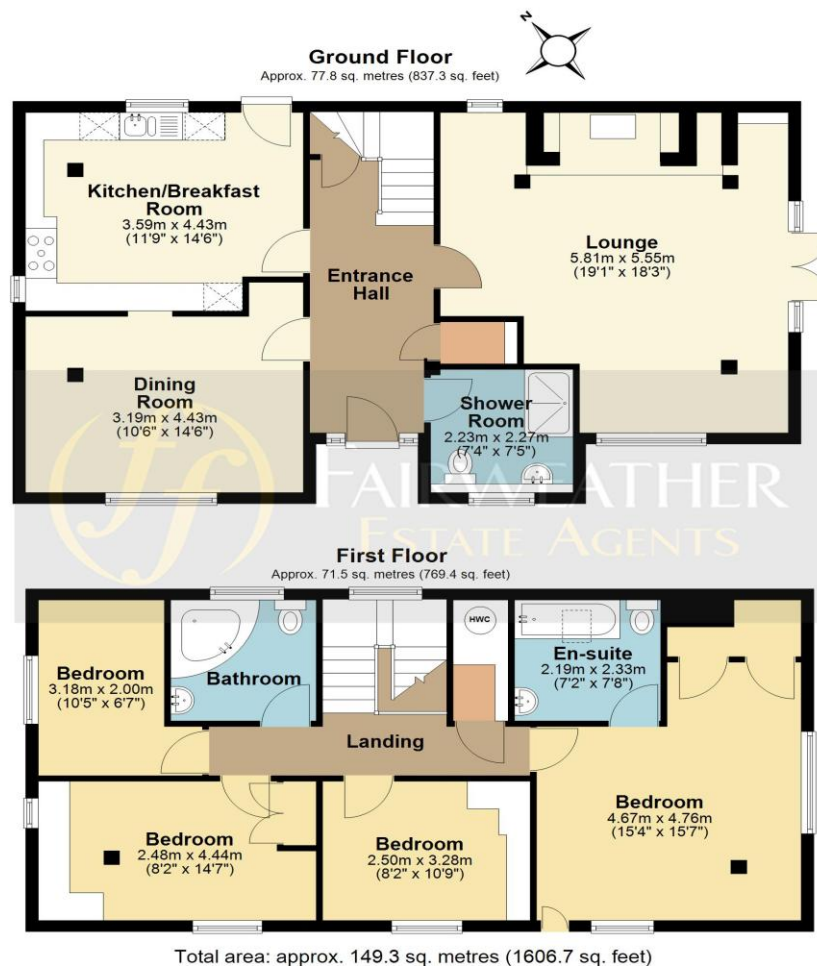
Outside – Situated in the heart of the Lincolnshire Wolds, much of which is designated as 'An area of outstanding natural beauty' along an attractive country lane, Inglewood enjoys mature gardens to the front, side and rear aspects. An extensive driveway is reached via two timber five bar gates which open to reveal the in-and-out driveway providing ample off-road car parking space for many vehicles. A **Detached Double Garage** - Has two electric roller doors, lights, power points and personnel door to the side aspect. Behind the garage is a timber log store and general garden storage area.

To the front of the property beautifully maintained hedges provide a perfect combination of privacy and security. A large lawned garden extends to one side with further garden areas to the side and rear, both laid to lawn, but interspersed with a range of established shrubs and bushes. To the rear of the property, a timber decking area ideal for sitting and dining outside in the warmer months. The outside of the property is well served by external lighting and an outside tap.

Please Note: This Potton home is of high-quality timber-frame construction, built to recognised standards and regarded as mortgageable by mainstream lenders. Potton is a well-established and respected manufacturer, and their properties are known for their excellent build quality, energy efficiency and durability. Buyers are advised, as with any property, to confirm individual lender requirements with their mortgage advisor.







Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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