



## The Hollies Pinfold Lane, Adlingfleet DN14 8HB £475,000

The Hollies sits on a beautiful double plot (Approx. 0.5 Acres) with huge potential to have a second dwelling (planning now lapsed). Tucked away on a street of a quaint, picturesque village with a warm feeling of community and history - Referenced in the Domesday book!

This home blends a beautiful feeling of modern design with a classic balance of country style living. The attention to detail in this home is remarkable and the highest quality materials have been used throughout. Solid oak flooring to the ground floor, granite kitchen worktops, quartz finishes to the bathroom, all windows & doors replaced in 2017 and the perfect addition of a vaulted ceiling garden room extension (2018) boasting a full glass wall window overlooking the rear garden and fields beyond.

A beautiful combination of open plan living spaces (Sitting room, kitchen/breakfast room and garden room) flow together effortlessly but still allow a sense of separation in each space with it's thoughtful design. A separate reception room sits to the front right of the home with a utility and WC connecting to the kitchen.

Four bedrooms to the first floor (all with storage spaces) with a striking four-piece bathroom suite featuring a claw foot free standing bathtub and quartz top surfaces. The master bedroom boasts a fully fitted walk-in closet and a further upgraded modern shower room.



**Entrance Hall**

uPVC door to front aspect, solid oak wood flooring, ceiling spotlights, radiator and open plan access into the dining room.

**Dining Room**

uPVC French doors to front aspect with composite wood sliding doors, solid oak wood flooring, wall mounted electric fire with composite wood feature wall, radiator with built in cover and display storage.

**Sitting Room**

3x uPVC windows to front aspect with fitted shutters, solid oak wood flooring, large brick fire surround with inset gas fire, radiator & open plan access to the kitchen/ breakfast room.

**Kitchen/Breakfast Room**

uPVC window to rear aspect, solid oak wood flooring, wall & base units with granite worktops, free standing range master oven, inset sink with insinkerator tap (instant boiling water), integral microwave, integral dishwasher, wine cooler, breakfast island & access to the utility & garden room

**Utility & WC**

Utility- uPVC split door to rear aspect and window to side, wood effect laminate flooring, wall & base units with inset sink, boiler, storage cupboard/pantry and access to WC.

WC- uPVC window to side aspect, wooden flooring, low level flush WC, hand basin with storage under, cupboard with plumbing for washer & space for dryer (originally a shower room and could easily be converted back)

**Garden Room**

Four uPVC windows to side aspect and one with with French doors facing the patio area all with fitted blinds. Full glass window wall to rear aspect overlooking the garden, solid wood flooring, feature wall inset gas fire – Large vaulted ceiling.

**Master Bedroom – Ensuite & Closet**

uPVC window to front aspect with fitted shutters, ceiling spotlights & fan, radiator and carpet throughout.

Closet- Fully fitted with draws, hangers & dressing space, ceiling spotlights with access to loft space.

**En-suite**

uPVC window to rear with fitted shutters, low level flush WC, hand basin with storage under, walk-in mains shower with tiled walls, towel rail and wood effect laminate flooring.

**Bedroom Two**

3x uPVC windows to front aspect, built in wardrobes, radiator and carpet throughout.

**Bedroom Three**

uPVC window to side aspect, built in wardrobes, radiator and carpet throughout.

**Bedroom Four**

uPVC window to front aspect, large storage cupboard over the stairs, radiator and carpet throughout.

**Family Bathroom**

uPVC frosted window to rear aspect, ceiling spotlights, free standing claw bath, part tiled walls and tiled flooring, built in storage units with quartz tops over with WC & hand bason, walk-in mains shower and towel rail.

**Outside Gardens & Parking**

Sitting on a beautiful spacious plot (Approx.1/2acre) originally two detached building plots (now lapsed) would be perfect for a family wanting to build an annex for generational living or a separate second detached property (subject to planning)

The gardens have a number of fruit trees (Apple, pear, cherry, plum, blackberry & gooseberry) There is a summer house with electric, detached brick built garage, wooden garage space (6m x 5.5m) and a beautiful social space with pavilion.

The gardens are mainly laid to lawn and wrap around the home with rear field views and multiple social/relaxation areas. A large driveway leading from the front to the rear of the property provides ample parking for numerous vehicles.

**Area & Travel Links**

The village of Adlingfleet is almost equidistant from Goole and Scunthorpe. It's a delightful rural location, with a medieval church and a long history stretching back to before the Domesday Book. The surrounding district includes several areas of significance for wildlife, such as RSPB Blacktoft Sands. By road, Goole is a 9 mile / 20 minute drive away. There you can find a good selection of shops, supermarkets and restaurants. Scunthorpe is just over 12 miles away, and approximately 35 minutes by road via the bridge over the River Trent at Keadby, and Scunthorpe is also well-served with local amenities. The nearest railway station is Goole, from where you can connect to mainline services at Doncaster, or travel east to Hull. The closest motorway access is also at Goole, with the M62 and thence the rest of the motorway network. Doncaster is about 45 minutes' drive away by car, and Hull and Lincoln are both about an hour. Humberside international airport is near Kirmington, 30 miles away by road.

