

MARTIN MASLIN

DALE HOUSE
CHURCH LANE
UTTERBY
LOUTH
LINCOLNSHIRE
LN11 0TH



WELL APPOINTED DETACHED RESIDENCE FOUND IN A LEAFY VILLAGE LANE, BACKING ONTO OPEN FIELDS. FEATURING TWO RECEPTION ROOMS, A LARGE 'L' SHAPED OPEN PLAN LIVING KITCHEN, FOUR GOOD SIZED DOUBLE BEDROOMS, (INCLUDING PRINCIPAL SUITE WITH WALK IN DRESSING ROOM AND ENSUITE SHOWER ROOM) AND FURTHER PRINCIPAL BATHROOM. SET IN LARGE GARDENS WITH SUMMERHOUSE AND BAR, PURPOSE BUILT WORKSHOP AND A DOUBLE GARAGE. A HIGHLY RECOMMENDED PRICE.

£425,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The Property

Welcome to Dale House, a well appointed detached residence in a leafy village lane, backing onto open fields. Set within expansive gardens ideal for entertaining. A truly special and much loved property offering a perfect blend of rural charm, modern comfort and generous living space. This substantial home is ideal for those seeking privacy with a village lifestyle. The property benefits from an oil fired central heating system, uPVC double glazing and fitted burglar alarm system.

On entering the property one is greeted by an Entrance Hall which sets the tone, with its staircase rising to the first floor. Situated off the Hallway is a good sized Lounge with an open fire and a deep bay overlooking the front garden. There is a small conservatory accessed by sliding doors providing a bright and airy space, ideal as a second Sitting Room. Forming the hub of this wonderful home is a large 'L' shaped Living Dining Kitchen. A true centrepiece with its range of stylish cream cabinets, built-in appliances and ample space for family dining and entertaining. Adjacent is the large separate Utility Room, with a valuable sink and further cloakroom with w.c, and wash handbasin. Also accessible is the integral Garage and a Lean To/Rear Lobby with direct access to the garden. Upstairs are four good sized

Bedrooms beautifully presented offering plenty of space for family and guests, the Principal Suite offers a large walk in Dressing Room and Ensuite Shower Room, a luxurious and private retreat for the Homeowner. Completing the accommodation is a Principal Bathroom with high white gloss furniture, featuring a vanity unit, w.c, and panel bath.

Externally the property is approached via a paved driveway, providing plenty of off road parking leading in turn to the double Garage. The large front garden features mature trees, plants and shrubs. Whilst the rear large patio spans the width of the house, overlooking the lawned area. Discreetly situated in one corner is a summerhouse with a garden bar, perfect for social gatherings or quiet evenings. In addition there is a purpose built workshop and garden store, a dream for hobbyists, DIYers or anyone in need of an added practical space. The garden backs on to open countryside, adding to the sense of space and tranquility. Found in this sought after part of the village within easy reach of local amenities, countryside walks and transport links. Whether you are looking for the perfect family home or tranquil retreat with room to grow, this property offers the best of both worlds. Viewing highly recommended.



Accommodation

ENTRANCE

A uPVC double glazed front entrance door with a matching side panel, gives access into the Hallway.

HALLWAY

4.88m (16'0") x 2.69m (8'10")

A lovely bright and spacious Hallway where the balustrade and spindle staircase rises to the first floor level, featuring a stylish laminate floor in a marble finish, flowing through into the Kitchen and ground floor areas. There is a useful understairs storage cupboard and a radiator.

LOUNGE

6.50m (21'4") plus bay x 3.96m (13'0")

A lovely bay fronted room overlooking the garden. Featuring a period style firesurround with horseshoe inlay to an open fire. With coving to the ceiling, double glazed side window and further sliding patio doors into a small conservatory.

CONSERVATORY

3.23m (10'7") x 2.87m (9'5")

Built on a brick base with a tiled floor, featuring uPVC windows and a sliding patio door onto the garden.

LIVING KITCHEN

6.76m (22'2") x 3.61m (11'10") extending to 17'10"

A superb 'L' shaped Kitchen fitted with a range of cream woodgrain cabinets with brushed chrome handles. Complimentary black speckled worksurfaces incorporate a half bowl stainless steel sink, with taps and matching upstands, individually designed with a breakfast bar, housing for an American fridge with pull out larder cupboard and an integrated dishwasher. It has a freestanding farmhouse range electric cooker with an overhead extractor fan and plenty of storage cupboards with soft close drawer facilities. The Kitchen enjoys dual aspect views onto the Garden with and a glazed door leading through into the Utility Room.

UTILITY ROOM

2.84m (9'4") x 2.57m (8'5")

A large Utility Room, with a useful stainless steel sink, worktops, plumbing for a washing machine and a vent for a tumble dryer. There is a radiator, glazed door leading into the Rear Lobby, a courtesy integral door into the Garage and separate w.c.

CLOAKROOM

With a modern back to wall push button w.c, semi-recessed wash handbasin with a vanity unit beneath and double glazed window.

REAR LOBBY/LEAN TO

3.30m (10'10") x 2.06m (6'9")

A useful garden Lean To/Rear Lobby with single glazed windows and doors onto the garden.



ENTRANCE



HALLWAY



LOUNGE



LOUNGE

LANDING

3.56m (11'8") x 1.90m (6'3") plus deep stairwell

A spacious Landing, with a useful built-in storage cupboard and access to the loft space. All rooms lead directly as follows.

PRINCIPAL BEDROOM ONE

3.96m (13'0") x 3.48m (11'5")

With coving to the ceiling, radiator and double glazed window overlooking the front garden.

DRESSING ROOM

2.74m (9'0") x 2.44m (8'0")

A large walk-in dressing room with a special built-in shoe cupboard, radiator and double glazed front window.

ENSUITE SHOWER ROOM

1.93m (6'4") x 1.65m (5'5")

Fully tiled shower room featuring an offset shower cubicle with an electric shower, vanity unit with mixer tap and separate w.c. There is a radiator and double glazed window.

BEDROOM TWO

3.66m (12'0") x 2.77m (9'1")

With built in double wardrobe, radiator and a uPVC double glazed window overlooking the rear garden.

BEDROOM THREE

3.35m (11'0") x 2.87m (9'5")

A good sized double bedroom with feature wall paper, radiator and a double glazed window overlooking the rear garden.

BEDROOM FOUR

2.95m (9'8") x 2.92m (9'7")

An excellent sized fourth Bedroom with an accent wall, radiator and double glazed side window.

PRINCIPAL BATHROOM

2.69m (8'10") x 1.65m (5'5")

A large feature Bathroom, part tiled with distinctive border relief. Featuring modern high gloss white furniture, a vanity unit with an offset sink, pillar taps, back to wall push button w.c, and a panel bath with mixer taps. There is an illuminated wall mirror and two double glazed windows.

DOUBLE GARAGE

5.38m (17'8") x 5.18m (17'0")

With power and light, electric roller door and courtesy rear door.

GARDENS

Dale House occupies a lovely elevated plot, with a wide frontage approached by a generous paved driveway providing ample parking. The front garden is mainly lawned with plants and shrubs set behind a hedged boundary. In the Agents opinion the rear garden is one of the property's greatest assets enjoying field views to the rear. The rear garden is ideal for entertaining with patio and shaped lawns. At the side of the house there is a 'secret' garden with its own private patio and shrubbery.



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



UTILITY ROOM

PURPOSE BUILT GAMES ROOM/BAR

5.69m (18'8") x 3.76m (12'4")

An individual summerhouse and bar strategically placed in one corner, there is room for freestanding furniture and French doors onto the garden.

PURPOSE BUILT WORKSHOP

5.00m (16'5") x 3.78m (12'5")

With courtesy door and velux window, in addition there is a brick garden store and coal house.

GENERAL INFORMATION

Water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the oil fired camray wall mounted boiler located in the Utility Room. The property has the benefit from uPVC framed double glazing, with the exception of the Utility Room. The property has a fitted burglar alarm. It falls within the jurisdiction of East Lindsey District Council and is in Council Tax Band E. The tenure is Freehold subject to solicitors verification.

VIEWINGS

Strictly via appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and our Martin Maslin website.



LANDING



PRINCIPAL BEDROOM ONE



DRESSING ROOM



ENSUITE SHOWER ROOM



BEDROOM THREE



BEDROOM FOUR



FAMILY BATHROOM



PURPOSE BUILT GAMES ROOM/BAR



PURPOSE BUILT WORKSHOP



GARDENS



GARDENS



GARDENS

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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