



 4  
Bedrooms

 3  
Bathrooms



**\*\*\*RURAL RETREAT\*\*\***

Presenting a luxurious four-bedroom double bay fronted detached bungalow located in Beltoft. This spacious home features dual fuel heating, full double glazing, and solar panes to the rear roof. A master bedroom with a sizable En-suite, a second double bedroom with its own En-suite, and two additional bedrooms. A well-appointed family bathroom offers convenience. The property boasts a large dining area, a cozy lounge with bay windows, and a country-style kitchen with a walk-in pantry. A rear porch leads to a spacious utility room. Ample built-in storage is available throughout. Outside, enjoy open aspect views, a south-westerly facing position, and a double garage. The village of Beltoft offers countryside living with easy access to nearby towns and villages, and the national motorway network.

Welcome to an exquisite four-bedroom detached bungalow nestled in Beltoft. This stunning residence epitomizes luxury living with its spacious interiors and modern amenities, curated for the discerning contemporary family.

Double bay fronted, the grandeur of the master bedroom unfolds, offering generous dimensions ideal for creating a cozy seating area. With a great flow to the design and space, the property offers easily interchangeable room layouts to suit individual preferences. This master retreat boasts a lavish four-piece En-suite shower room complete with opulent fixtures, including a bidet, for indulgent relaxation. Similarly, the second large double bedroom boasts its own stylish five-piece En-suite, ensuring every guest enjoys utmost comfort and convenience. The accommodation further includes additional bedrooms, comprising a double and a single, with the latter currently repurposed as a home office, catering to the diverse needs of modern living. A centrally located four-piece family bathroom, thoughtfully positioned near the main bedrooms, features a separate mains-fed shower cubicle and a luxurious jet wash bath with central mixer taps, promising a spa-like experience. The heart of this exceptional home resides in its expansive dining area, offering a seamless transition to both the rear garden and the adjoining kitchen dining room. Meanwhile, the inviting lounge exudes elegance, with bay windows providing ample natural light and dual aspect views enhancing the spaciousness of the room. Adding to the allure, a large digital fire sets the perfect ambiance for intimate gatherings and relaxed evenings. The kitchen is a culinary enthusiast's dream, exuding country-style charm with its dual aspect views and a plethora of modern amenities. Featuring a Rayburn freestanding Aga solid fuel oven, complemented by additional freestanding electric hob and oven, as well as a brick surround walk-in pantry, this space seamlessly blends style with functionality. A rear porch grants access to the gardens, while the adjacent utility room offers ample space for freestanding white goods and houses the essential boiler and electrical units, alongside Belfast ceramic sink. Storage solutions abound throughout the property, ensuring effortless organisation and clutter-free living. Meanwhile, a detached double garage provides convenient vehicle access and additional storage options. Externally, the property boasts idyllic views across farmland, enhanced by its tranquil south-westerly facing position. The sprawling gardens enveloping the property create a sense of privacy and seclusion, further enhanced by the generous shingle beds and block paved driveway offering ample off-road parking.

Noteworthy features include a dual heat source comprising a combined freestanding Rayburn solid fuel Aga oven and a Worcester gas combi boiler. The utility room also offers ample space for an American-style fridge freezer, catering to modern family needs. Furthermore, the dining room's sash glazed double doors open to the private rear garden, while sash double doors connect the kitchen to the dining room, facilitating seamless indoor-outdoor flow, perfect for entertaining and family gatherings.

Nestled in the tranquil village of Beltoft, residents can enjoy the peace and serenity of countryside living while benefiting from easy access to neighbouring towns such as Epworth, Crowle, and Scunthorpe. Moreover, the property's proximity to the national motorway network ensures convenient connectivity for commuters.

The property presents an opportunity for expansion and enhancement, featuring a sizable partially boarded loft space and ample land suitable for further extension, subject to obtaining the necessary planning permissions.

**\*\*\*Experience the epitome of luxurious countryside living – contact Louise Oliver Properties today to arrange a viewing of this exceptional double bay fronted detached rural residence.**

## **ENTRANCE HALL**

Upon entering through a wooden composite door adorned with obscure designed glazing, a brass handle, and a letterbox, you step into the welcoming entrance hall.

Laminate wood flooring extends throughout, accompanied by four light fittings mounted on the wall. A radiator provides warmth, while access to the partially boarded loft is conveniently available via a hatch. Additionally, a generously sized storage airing cupboard offers practical storage solutions.

#### **MASTER BEDROOM** *4.87m x 4.20m*

Passing through an internal door adorned with glazed panels and a brass handle, you enter the master bedroom, characterized by plush carpeting throughout. The room features a uPVC double-glazed bay window as well as a second uPVC double-glazed window, flooding the space with natural light. Two radiators provide warmth, while a chandelier light fitting adds a touch of elegance to the room's ambiance. Opening to contemporary four piece En-suite shower room

#### **EN-SUITE SHOWER ROOM** *2.96m x 1.80m*

Transitioning from the master bedroom, an internal paneled door with a brass handle guides you into the contemporary En-suite. This elegant space features tiled floors and walls, creating a sleek and modern atmosphere. A walk-in shower cubicle equipped with a chrome mixer shower and a full-length glass shower screen offers convenience and sophistication. Natural light filters through the uPVC obscure double-glazed window, while a towel radiator ensures comfort. The En-suite also boasts an integrated toilet with a push-button flush, an integrated bidet, and a sink with a vanity unit, complete with a chrome mixer tap and plug. Additionally, a mirrored cabinet and spotlights contribute to the practicality and style.

#### **BEDROOM TWO** *5.47m x 4.87m*

Accessed through a wooden and glazed internal door with a brass handle, the second double bedroom welcomes you with plush carpeting throughout. Two uPVC double-glazed windows illuminate the space with natural light, while two radiators ensure warmth and comfort. An integrated storage cupboard offers practical storage solutions, keeping the room organized and clutter-free. Adding a touch of sophistication, a chandelier light fitting adorns the ceiling, enhancing the room's ambiance. Opening to contemporary four piece En-suite bathroom.

#### **EN-SUITE BATHROOM** *2.94m x 2.39m*

Continuing from Bedroom Two, you'll find a spacious En-suite, offering both luxury and functionality. The tiled floor and tiled and paneled walls create a sophisticated aesthetic. An acrylic bath with a wood effect panel, complemented by chrome taps and a plug, adds a touch of elegance to the space. Additionally, there's an integrated toilet with a chrome push-button flush, along with an integrated bidet for added convenience. Ample storage is provided by a wooden cupboard space with a marble effect worktop, while a wood vanity unit and sink with a chrome mixer tap and plug enhance the room's practicality. A wall-mounted mirror, two chrome towel radiators, and a shower cubicle with a glass enclosure and mixer shower, complete with a shower head and riser, offer both comfort and luxury. Natural light filters in through the uPVC obscure double-glazed window, while spotlights add to the ambiance of the En-suite.

#### **BATHROOM** *2.95m x 2.16m*

Continuing from the hallway through an internal door with a brass handle, you'll find the family bathroom, exuding elegance and functionality. Tiled floors and walls create a stylish backdrop for the space. An enclosed shower cubicle, featuring a brass and obscure design glazed door, houses a brass mixer shower, offering both convenience and sophistication. Adjacent to the shower, a bath with a wood panel and brass mixer tap, complete with an attached shower head, invites relaxation and indulgence. A sink set into a wooden vanity unit provides ample storage and adds a touch of warmth to the room's aesthetic. Natural light streams in through the uPVC obscure double-glazed window, while a dome light fitting adorns the ceiling, illuminating the space. Additional features include a low-level toilet with a pull handle flush, a radiator for comfort, and a wall-attached vanity cupboard, offering practical storage solutions.

#### **BEDROOM THREE** *3.09 m x 3.08m*

Accessed through a wooden and glazed internal door, Bedroom Three welcomes you with plush carpeting, creating a cozy and inviting atmosphere. Natural light filters in through the uPVC double-glazed window, brightening the space. A radiator ensures warmth and comfort, while a chandelier light fitting adds a touch of elegance and sophistication to the room's ambiance.

#### **BEDROOM FOUR** *3.08m x 1.83m*

The single bedroom, currently utilized as a home office, is accessible via an internal wood and glazed door. Inside, plush carpeting spans the floor, providing a comfortable and conducive workspace. Natural light streams in through the uPVC double-glazed window, creating a bright and airy environment. A chandelier light

fitting adds a touch of sophistication to the room's ambiance, enhancing its functionality and aesthetic appeal.

### **LOUNGE** *6.53m x 3.64m*

Welcome to the bright and tranquil lounge, where comfort and elegance meet. The room features plush carpeting throughout, creating a cozy atmosphere perfect for relaxation. Natural light floods the space via dual aspect views, a uPVC double-glazed bay window and an additional standard window, enhancing the room's airy feel. Adding to the charm, internal double doors with design glazing invite you into the room, offering a seamless flow from one area to another. A focal point of the lounge is the large electric fire, which not only provides warmth but also adds ambiance with its ability to change colors, setting the perfect mood for any occasion. Finally, a radiator ensures comfort even on cooler days, completing this inviting and peaceful retreat within the home.

### **DINING ROOM** *4.57m x 3.07m*

Passing through an internal wood and glazed door, you enter the dining room, a welcoming space designed for comfort and style. Plush carpeting spans the floor, creating a cozy ambiance ideal for family meals or entertaining guests. A stunning chandelier ceiling light fitting adds a touch of elegance and sophistication, casting a warm glow over the room. A radiator ensures comfort, maintaining a pleasant temperature year-round. Additionally, the room features uPVC double-glazed patio double doors, leading seamlessly to the rear garden, offering easy access to outdoor dining or relaxation spaces. Whether hosting gatherings or enjoying quiet meals with loved ones, the dining room provides a charming setting for memorable moments.

### **KITCHEN** *6.493m x 3.597m*

Enter the kitchen through an internal wood and glazed door to discover a space that seamlessly blends rustic charm with modern convenience. The tiled floor adds practicality while brick design base and wall units with an oak doors evoke a cozy, farmhouse-style ambiance. An integrated extractor fan ensures efficient ventilation, while a ceramic Belfast sink with chrome taps and a bricked cupboard below, featuring a wooden door, offer both functionality and visual appeal. The kitchen is bathed in natural light from three uPVC double-glazed windows, creating a bright and airy atmosphere. Two chandelier light fittings add a touch of elegance to the space. A walk-in pantry with shelving and an oak door provides ample storage for pantry essentials, keeping the kitchen organized and clutter-free. A radiator ensures warmth and comfort, while the focal point of the kitchen is the Rayburn solid fuel Aga cooker/heater, combining classic charm with modern functionality. Whether preparing family meals or entertaining guests, the kitchen offers a delightful environment for culinary pursuits.

### **REAR PORCH**

The rear aspect porch, accessed via the kitchen, serves as a convenient transition space between indoor and outdoor areas. Open to the utility room, it offers practicality and functionality for daily household tasks. Additionally, the porch provides an external exit via a uPVC single door, leading to the side aspect of the property. This layout facilitates seamless access to outdoor areas, making it convenient for activities such as gardening or accessing storage sheds. Whether coming in from the garden or heading out for errands, the rear aspect porch enhances the flow and functionality of the home.

### **UTILITY** *2.47m x 1.11m*

The utility room is a practical space designed to streamline household chores and organization. Featuring a tiled floor for easy maintenance, it offers a durable and functional surface for everyday use. A wooden external composite door provides direct access to the rear garden, enhancing convenience for outdoor tasks. A light fitting illuminates the room, ensuring visibility for various activities. A ceramic Belfast sink with a brass mixer tap and a cupboard beneath offer washing and storage solutions, adding to the room's functionality. The presence of a Worcester Gas Combi Boiler ensures efficient heating and hot water supply throughout the home. Additionally, access to the controls for solar panels, located on top of the property, allows for convenient management of energy usage and sustainability efforts. An obscure glazed square window provides natural light while maintaining privacy, completing the utility room's practical yet thoughtfully designed features.

### **DOUBLE GARAGE** *6.29M x 5.47m*

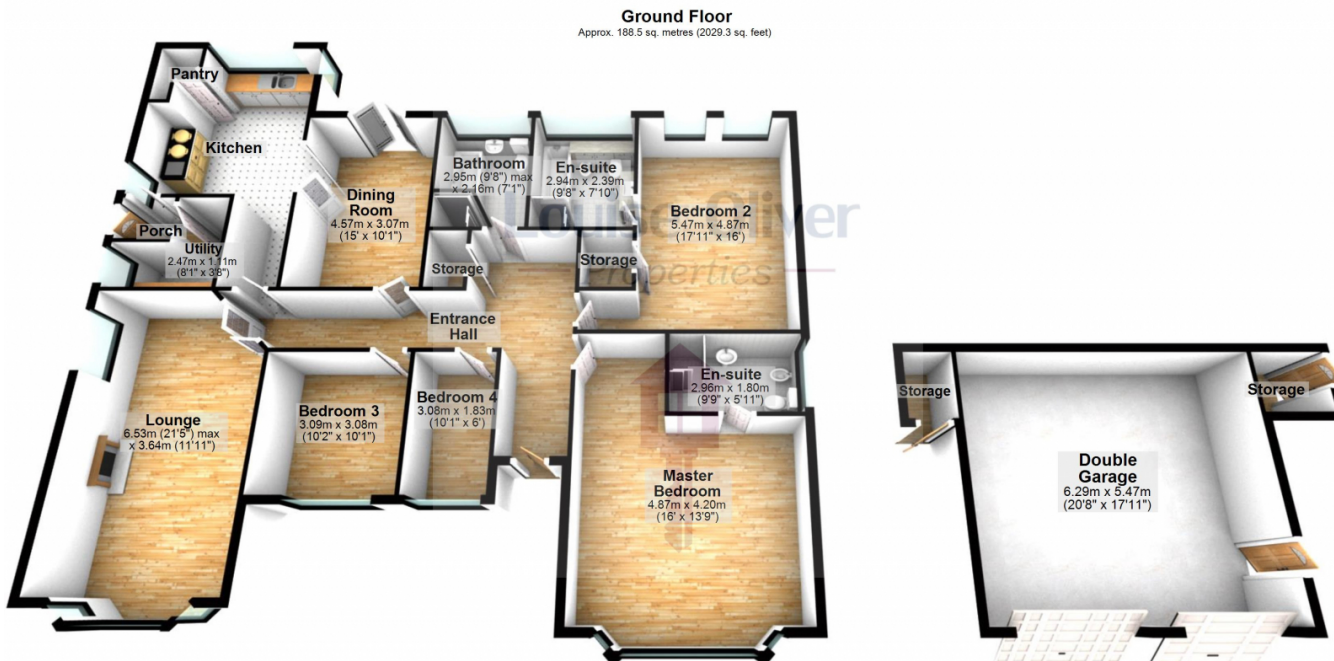
The expansive double garage offers ample space for parking and storage, making it a valuable asset for any homeowner. Featuring two roller doors, accessing and securing vehicles is convenient and secure. Inside, the partially boarded ceiling provides additional storage options, maximizing the utility of the space. Electric points on both sides of the garage offer versatility for various projects and tasks. Attached to the garage is a handy little shed, providing extra storage for tools, equipment, or seasonal items. Additionally, a bin store attached at the opposite side ensures organized waste management, keeping the property tidy and functional. Overall, the large double garage is a versatile space that enhances the functionality and practicality of the home, offering ample storage and parking solutions.

## **EXTERNAL**


The front elevation of the property presents a polished appearance with its fully walled surround, complemented by a paved driveway featuring decorative elements and a charming planting border. A pebbled area adds further visual interest to the exterior. Leading down through a large designed gate grants direct access to the rear aspect of the property. Here, a well-maintained grassed area bordered by pebbles creates a neat and inviting outdoor space. The rear garden is enclosed by a combination of walls and fences, ensuring privacy and security. The highlight of the rear garden is its south-west facing position, offering abundant sunlight throughout the day and picturesque views across rural farmland. Additionally, access to the large double garage enhances convenience for vehicle storage and maintenance. Overall, the property boasts a meticulously maintained exterior with thoughtfully designed features, providing both aesthetic appeal and functionality for outdoor living. Solar panels are included to the rear roof.

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Total area: approx. 188.5 sq. metres (2029.3 sq. feet)  
Karaleigh

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Derrythorpe Road , DN9

