



## PLOT 3 BARNETBY LANE

BRIGG, DN20 0RB

**£600,000**  
**FREEHOLD**

Welcome to this stunning new build property located on Barnetby Lane in the charming village of Elsham, Brigg. This spacious house boasts 4/5 bedrooms and 3 bathrooms, providing ample space for a growing family or those who love to entertain guests.



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### DESCRIPTION

This stunning executive four/five bedroom home in Elsham, Lincolnshire, boasts impeccable finishes and ample space for any family. As you step into the residence, a spacious entrance hallway sets the tone, with the heart of the home residing in the open-plan kitchen dining and family area. French doors open onto the expansive rear gardens, adding a touch of tranquility to the setting. Additionally, there's a formal living room and dining room for those special occasions, along with a utility-cum-boot room and a convenient ground floor WC.

A distinctive feature of this property is the live/workspace above the garage—a versatile area perfect for a home office, studio, or games room. Moving to the first floor, the principal bedroom suite awaits, complete with a walk-in wardrobe, dressing area, and a luxurious ensuite featuring a full walk-in shower and a contemporary freestanding bath. Bedroom two also enjoys ensuite facilities, while two additional bedrooms offer flexible space for various needs.

The double garage has an automatic up and over door, plus electric car charger point, there is parking externally for several cars or caravan. A lovely block paved driveway to the front and natural stone footpaths surround the property as well as and large south facing patio. The fully enclosed fenced gardens are private and secluded, there will be an allowance for landscaping. This exceptional property is available with no onward chain, ensuring a smooth and hassle-free transaction for the lucky buyer.

Elsham is a highly desired and award-winning village with superb transport links. The motorway network is within two miles, giving easy access to Grimsby, Scunthorpe and Hull, (via the Humber bridge).

Humberside airport is approx a 10 minute drive and accommodates regional flights plus three daily services to Amsterdam. Barnetby railway station is only two miles distance and gives access for wider railway network

Please note that the images presented herein have undergone digital enhancement and Computer-Generated Imagery (CGI) processes. These alterations may include, but are not limited to, colour adjustments, retouching, and

CGI effects. As a result, the final depiction may differ from the original subject or scene. We advise viewers to consider this information while interpreting the content of the images.

### ENTRANCE

A lovely welcome into this home via composite door into a lovely light and spacious reception hallway with light to the ceiling, stairs to the first floor, under floor heating and storage cupboard.

### OPEN PLAN BREAKFAST AND KITCHEN FAMILY ROOM

A spacious and inviting hub, this room seamlessly blends a modern kitchen with a cozy living area. With French Doors opening onto the rear gardens, it's perfect for hosting large gatherings. The kitchen boasts stunning quartz countertops, quality integrated appliances, and a convenient breakfast bar. Sunlight floods the space through dual aspect windows, creating an airy ambiance, while zoned underfloor heating adds a touch of luxury.

### DINING ROOM

From the hallway step through the double oak veneered glazed doors into the formal dining room. This room offers abundant space for a substantial family dining table, ensuring everyone can gather comfortably for memorable meals and special occasions.

### LIVING ROOM

A serene haven away from the hustle and bustle, this lovely formal living room is a sanctuary for parents seeking respite. Bathed in natural light, the room exudes spaciousness, French doors beckon towards the garden, offering a seamless connection to the outdoors and inviting moments of tranquility amidst nature.

### GROUND FLOOR WC

Light to the ceiling, concealed cistern, vanity unit with hand wash basin and towel heater.

### UTILITY AND BOOT ROOM

A great addition to the home not only giving space for appliances such as a washing machine and tumble dryer but also some clever built in storage too, this room also provide access to the side of the property via a uPVC double glazed door.

## **DOUBLE GARAGE**

Electric up and over door, alarm system, consumer unit and boiler are all located in this space

## **LIVE/WORK SPACE ABOVE THE GARAGE**

An amazing opportunity to create something special in this space, from home office to studio of even a gym the room has lots of potential and access via a separate staircase just off the hallway near the garage.

## **FIRST FLOOR LANDING**

Light to the ceiling, a long uPVC double glazed window to the front aspect, great storage space in the form of a double build in cupboard and access to bedrooms and bathroom.

## **PRINCIPAL BEDROOM**

Light to ceiling, uPVC double glazed window and radiator.

## **VANITY AREA**

A great space for getting ready in the morning with built in dressing table and shelving.

## **WALK IN WARDROBE**

Light to ceiling, uPVC double glazed window and a great selection of built in open wardrobes with drawers, hanging space and shelves and a radiator.

## **EN-SUITE**

Indulge in relaxation and luxury within this stunningly designed space. With a sleek finish that captivates the eye, it's the perfect retreat for unwinding. The centrepiece is a freestanding bath, exuding elegance and offering a sanctuary for relaxation. A chic vanity unit conceals the cistern while providing ample storage, maintaining the room's clean aesthetic. Completing the experience is a generous walk-in shower, promising rejuvenating moments of bliss.

## **BEDROOM TWO**

light to ceiling, uPVC double glazed window to the front aspect and radiator

## **EN-SUITE**

Light to ceiling, uPVC double glazed window, fully tilted

walk in shower and a vanity hand wash basin with concealed cistern giving extra storage and a nice sleek finish

## **FAMILY BATHROOM**

Light to ceiling, uPVC double glazed window, corner shower cubical, panelled bath, vanity housed hand wash basin, concealed cistern

## **GARAGE AND GARDENS**

The large south-facing patio is undoubtedly a highlight, providing an inviting outdoor space bathed in sunlight, perfect for entertaining or simply relaxing. Meanwhile, the fully enclosed fenced gardens offer privacy and seclusion, creating a serene retreat within the property.

With an allowance for landscaping, there's an opportunity to further enhance the outdoor space to suit personal preferences, whether it be adding lush greenery, colourful blooms, or additional features like a garden pond or seating area

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### ADDITIONAL INFORMATION

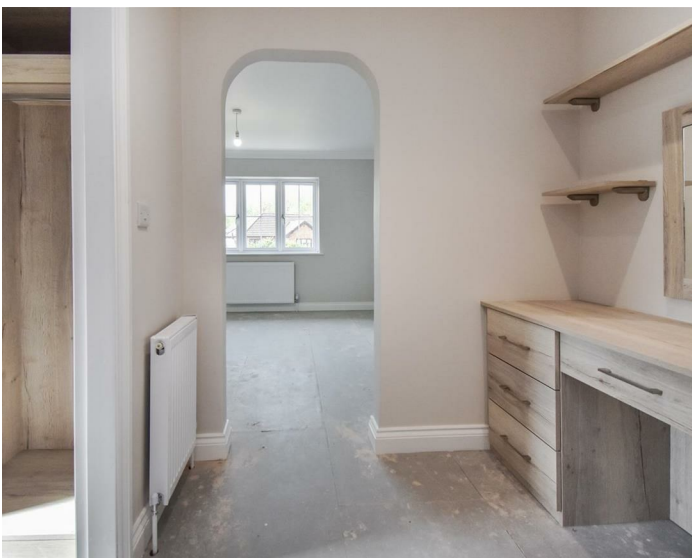
**Local Authority** – North Lincolnshire

**Council Tax** – Band F

**Viewings** – By Appointment Only

**Floor Area** – 2992.00 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	91
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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