



BROADGATE BRIGG ROAD

SOUTH KELSEY LN7 6PQ

£435,000
FREEHOLD

Introducing 'Broadgate' - a well appointed and extended four bedroomed family home set in a prime position within this well regarded village.



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BROADGATE BRIGG ROAD



Full Description

This is a striking example of an extended four-bedroom residence, meticulously maintained and thoughtfully presented by its current owners, this home boasts an abundance of space perfectly suited to the modern family.

The ground floor is flooded with natural light and offers an expansive living area including a Lounge with adjoining Conservatory, Study and a fantastic Open Plan Dining Kitchen with adjoining Family Living Room. Practicality and functionality of this family home is further enhanced by the useful addition of a Utility Laundry Room and Ground Floor WC.

Rising upstairs, the impressive Galleried Landing leads to four well-proportioned bedrooms which ensure ample accommodation for residents and visitors alike and are serviced by a Family Bathroom and Ensuite to the Master Bedroom Suite.

One of the property's unique attributes is the detached garage, cleverly transformed into a versatile hobby room, studio or even a suitable space for a home business, complete with a convenient WC.

Additionally, a substantial portion of the original garage space remains available for practical purposes. The enchanting wraparound gardens of "Broadgate" are a true marvel. Bordered by hedges, they create a secluded oasis, offering the perfect sense of a luxury retreat with various, well planned seating areas to enjoy the beautiful outlooks. "Broadgate" is an exceptional family home, seamlessly combining space, seclusion, and thoughtful design for an idyllic living experience.

RECEPTION HALLWAY

The welcoming Reception Hallway provides access to the ground floor living accommodation with return staircase rising to the first floor.

LOUNGE

An exquisite formal reception room with large window to the front, feature fireplace and double doors to:

CONSERVATORY

With views across the gardens and doors to the patio, this is the perfect room to overlook the beautiful gardens.

STUDY

The useful home office with window to the front.

OPEN PLAN KITCHEN DINER

The heart of the home, and perfect for family living and entertaining. The kitchen area is equipped with built in dishwasher and range cooker, central island for entertaining and large area perfect for a dining table and kitchen furniture. Doors to the Utility Room and open archways to the Living Room.

LIVING ROOM

With large windows to the rear and French doors leading out onto a patio area and with feature fireplace.

UTILITY

Space and plumbing for washing machine, handy worktop and inset sink with windows that overlook the front garden. Door to the side garden and door to:

WC

With WC and hand wash basin

GALLERIED LANDING

Stunning open galleried landing with doors leading to all principal rooms

MASTER BEDROOM

With windows to the rear elevation, this exceptional master suite boasts dressing/seating area, full length built in wardrobes with step up to the bedroom area, easily accommodating a king sized bed and further bedroom furniture. Door to:

ENSUITE

With walk in shower, W.C and hand wash basin

BEDROOM TWO

Split room great for a teenager with office/gaming space to the front and bedroom area to the rear, ample space for bedroom furniture and windows to the front.

BEDROOM THREE

Spacious double room to the rear and with space for wardrobes.

BEDROOM FOUR

This bright, generous single bedroom with views to the front and space for wardrobes

FAMILY BATHROOM

Immaculate family bathroom with three piece white suite in white, including mains powered shower over the bath with sliding shower screen, W.C and hand wash basin.

GARAGE AND STUDIO

This cleverly converted room has been split to offer a hobbies room/home gym or home business with

separate W.C and large storage cupboard and also a original garage area for bike/motorbike/outdoor equipment storage.

Please note the dividing wall is only a stud wall and can easily be removed, extending the width if someone required.

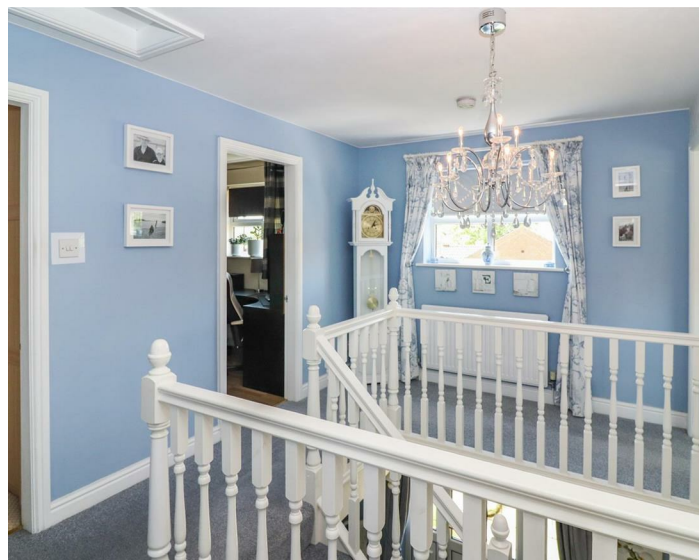
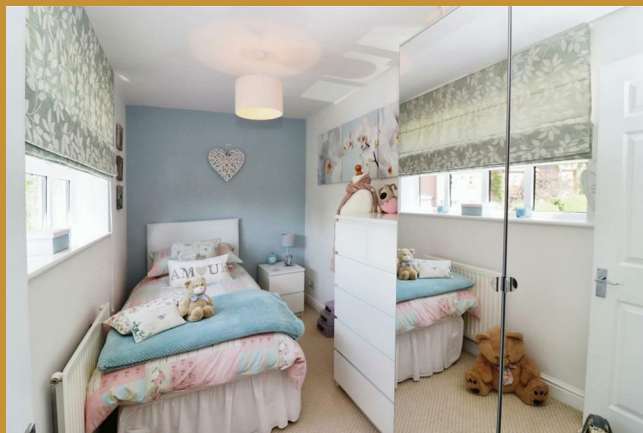
EXTERNALLY

The front and rear gardens are among the best features of this property and have been lovingly maintained by the current vendors. To the front the property is accessed through two large swing gates via a gravelled driveway which leads to a lawned area with mature shrubs, flowers and hedging. The rear of the property is mainly laid to lawn with patio areas with pathways which lead between the main house and the garage. The gardens are truly something special and must be viewed to be fully appreciated.

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ADDITIONAL INFORMATION

Local Authority – West Lindsey District Council

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1895.00 sq ft

Tenure – Freehold



BROADGATE SOUTH KELSEY



Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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