



## STANMORE HOUSE, HAITHS LANE, NORTH THORESBY DN36 5QW

**£450,000**  
**FREEHOLD**

Presenting 'Stanmore House'

This imposing extended residence has been greatly improved by the present Vendor, offering stylish and spacious living accommodation with the most incredible outdoor space to match.



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# STANMORE HOUSE



## Description

Nestled in the charming and well serviced village of North Thoresby, this extended detached home offers a delightful blend of modern living and classic charm. Spanning an impressive 2,163 square feet, this property boasts an abundance of space, making it ideal for those seeking elegant comfort and convenience.

The large dual aspect lounge features a focal fireplace, perfect for cosy evenings. This space seamlessly connects to a snug or home office, providing versatility for your lifestyle needs.

The heart of the home is undoubtedly the expansive open-plan living and dining kitchen, complete with a central island and bifold doors that open up to the beautifully landscaped wraparound garden.

Practicality is further enhanced by a useful utility room and a ground floor WC/shower room, catering to the demands of modern family life.

The property comprises three well-appointed bedrooms, all generous doubles, each equipped with fitted storage solutions. The master bedroom is a luxurious retreat, complete with a dressing room and a contemporary ensuite shower room. The additional two bedrooms share a stylishly refitted family bathroom, ensuring ample facilities for all.

This outdoor space is a true gem that continues to impress, featuring an outdoor kitchen, a pizza oven, and a separate garden bar or summerhouse, perfect for entertaining friends and family during the warmer months. With an integral double garage and additional parking available for three vehicles, this home is as functional as it is inviting.

Combining character with contemporary living, this impressive home is a perfect choice for those looking to settle in a peaceful yet well-connected location. Don't miss the opportunity to make this exceptional house your own!

## Entrance Hall

The hardwood entrance door opens into the hallway with part timber panelling, staircase rising to the first floor, door to the Lounge and flowing onto the Inner Hallway.

## Lounge

The large yet inviting Lounge is a welcoming space for the family to relax in and enjoy the large focal fireplace with open grate and with space for large sofas, arm chairs and media outlets.

Dual aspect views are provided by a large bowed window to the front and doors to the side garden. Wooden flooring and double doors to:

## Snug

Currently utilised as an Office and could easily lend itself to be a Ground Floor Bedroom, the Snug enjoys a feature fireplace with inset gas fired stove, double doors to the gardens and wall light points.

## Inner Hall

Leading to the Utility Room, and Kitchen with access to an understairs storage cupboard and separate lobby that leads to the integral garage.

## Open Plan Living Dining Kitchen

The bright and welcoming open plan living dining kitchen serves as the heart of the home with the added benefit of cosy underfloor heating, the focal point of the large island and full length bi-folding doors that invite the outside in. The central island provides ample seating space to one length and a useful serving/working area to the opposite side complete with inset circular sink unit with mixer tap over and fitted drinks cooling fridge and storage options beneath.

Further complimenting units flow around the kitchen area with an useful large larder style cupboard for extra storage, additional inset sink unit, work surfaces, integral dishwasher and farmhouse style oven and built in storage that envelopes the American style fridge freezer, making this an ideal entertaining space for guests as well as offering modern practicality for everyday use.

Two large windows to the side and the full length bi-folding doors invite ample natural light into this beautiful area with ample space for a large dining table and chairs, armchairs and with a wall mounted TV point.

## Utility Room

A well portioned Utility area with underfloor heating, door to the rear garden, door to the shower-room/WC, a range of fitted units to base level with work surface above and space for washing machine and tumble dryer, inset sink unit with mixer tap over and further complimenting units to eye level and full length larder style storage. the floor-standing oil fired central heating boiler is tucked to the far end of the utility room as well.

## Ground Floor Shower-room

Fully tiled wet room with WC, vanity wash hand basin with mixer tap over and walk in shower with direct feed double head shower and extractor to downlight.

## First Floor Landing

With window to the front, the reception landing area features a quirky shaped display alcove and a beautiful feature chandelier. With partial timber panelling, ceiling loft access hatch and doors to all principal first floor rooms.

### Bedroom One

The large main bedroom features two windows to the front, a useful walk in dressing area with bi-folding door, shelving and hanging rails, further bi-folding door to the ensuite, wall mounted TV point and feature pendant lighting to the bedside areas.

### Ensuite

The luxurious ensuite features a large walk in shower with side splashscreen, large rainfall head direct feed shower, feature lighting and display alcove, vanity units, suspended WC, frosted window to the rear and suspended vanity unit with beauty lit vanity mirror above and circular sink with black mixer tap over. Marbled aqua-panelling to all walls and LVT flooring with electric underfloor heating.

### Bedroom Two

A bright double bedroom featuring a range off fitted wardrobes with shelving and window to the front.

### Bedroom Three

The third spacious double bedroom features a range of fitted shelving, cupboards and wardrobes with window to the side.

### Family Bathroom

A sublime place to unwind! The focal point of the freestanding clawfoot slipper bath with curved brushed gold effect mixer tap and separate handheld shower-wand is complimented by feature lighting and pendant lighting and frosted side window. With suspended WC, marbled tiling to part walls and floor, suspended vanity unit with circular brushed gold effect wash hand basin and mixer tap, beauty lit vanity mirror above, electric underfloor heating and towel rail radiator.

### Outside

A sublime space that must be viewed!

Accessed via the side off road parking area, a pathway leads us to the front entrance porch with pebble finished low maintenance front garden, perfect for ornamental garden statues or planted tubs with privet hedge to the front boundary.

The side garden is set predominately to lawn with flowering borders, hedged boundaries and pathway leading to the gated rear garden, turning left is the secluded seating area that leads to The Bar with pebble topped rockery style borders and trellis screens with pergola to the garden walkway. The Rear garden flows into various and equally beautiful seating areas. A raised decking area is complete with pallet corner outdoor seating area and low level table, wonderfully screened by established sleeper edged flowering borders that overlooks onto the central paved patio, the outdoor kitchen with pizza oven and bbq

area and sleeper bordered lawn.

The ornate timber arbour offers a luxurious seating or hot tub area with power and continuing onto the working garden area, with substantial timber sheds and garden stores, a wheeliebin store and further lawned section to the far side, with side gate leading back to the reception parking area.

### Bar

A fantastic addition to this stunning outside space! The Timber summerhouse is utilised as a party bar with double doors to the front, complete with bar and feature lighting to the display area with shelving, wall mounted tv point, power, seating area, electric radiator and window to the side.

### Garage

The spacious integral double garage benefits from power, lighting two radiators connected to the main heating system and electric roller doors. The Garage may be internally accessed via courtesy door which leads to the Entrance Hall.

The previous owners obtained Building Regulations Approval/Sign Off in 2012 to change the garage to use for a habitable space and was formerly a Games Room offering this as an option to do so if required.

### Agents Notes

Please note, the hot tub is not included in the sale but may be considered by separate negotiations at the Vendors discretion. The property also benefits from a full SWANN CCTV security system and HIVE heating system as well.

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## ADDITIONAL INFORMATION

Local Authority – East Lindsey District

Council

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 2163.00 sq ft

Tenure – Freehold







## Haiths Lane North Thoresby

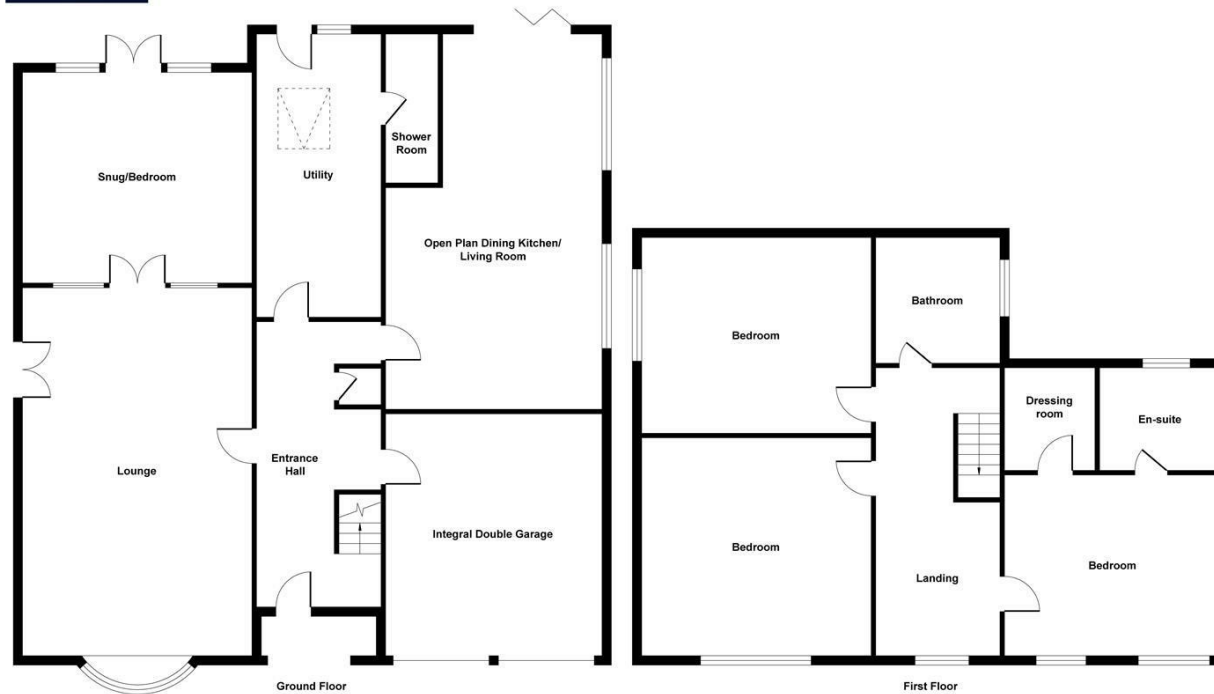
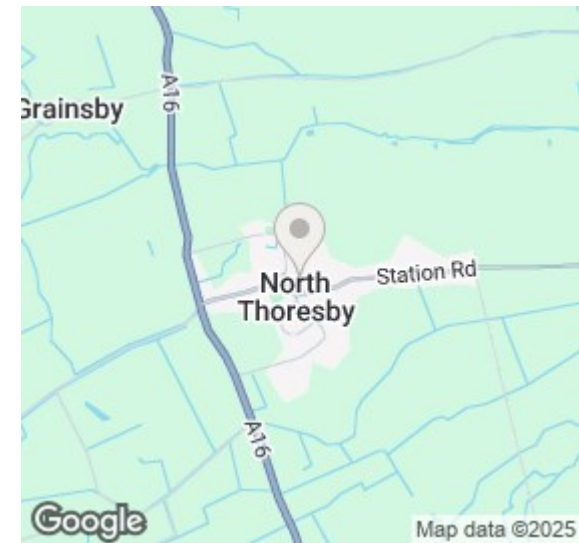


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	74
England & Wales		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

sophie@biltons.co.uk

07789211510

<https://biltons.co.uk/>



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