



MORGAN LILY HOUSE CHESTNUT AVENUE

BUCKNALL, LN10 5DU

£365,000
FREEHOLD

We are delighted to present Morgan Lily House - a brand new bespoke home nestled within the heart of the Lincolnshire Wolds in the scenic village location. Attentively designed, impeccably finished and ready to call your new home.



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MORGAN LILY HOUSE

- READY TO MOVE INTO NOW - QUALITY FLOORING/LVT ALREADY FITTED • OPEN PLAN LIVING DINING KITCHEN AND ADJACENT UTILITY • QUALITY KITCHEN - QUARTZ WORK SURFACES AND INTEGRAL APPLIANCES • FORMAL FRONT FACING LOUNGE • FOUR DOUBLE BEDROOMS - TWO WITH ENSUITE • LUXURY FAMILY BATHROOM • INTEGRAL GARAGE WITH ACCESS TO HALL AND WITH ELECTRIC ROLLER DOOR • ENCLOSED GARDENS WITH PERFECT PATIO AREAS • EPC - B - EXTREMELY ENERGY EFFICIENT - AIR SOURCE HEATING, SOLAR PANELS AND EV CHARGING POINT INCLUDED • COUNCIL TAX - TBC (East Lindsey)



Full Description

Built to an exceptional standard by renowned developers 'Morgan Lowe Homes' - Morgan Lily House is ready to move into NOW!

Meticulously planned with stylish yet versatile layouts, family living functionality is truly at the heart of these bespoke homes design briefs resulting in beautifully presented, high quality properties that simply must be viewed to be fully appreciated.

A large and welcoming Reception Hallway invites us in to the home, turning right to the wonderfully bright, front facing formal Lounge then continuing onwards to the practical WC and door leading to the Integral Garage and Workshop. Nestled to the rear of the property is the fantastic Open Plan Living Dining Kitchen - with beautiful finishes and a range of quality integral appliances as well, this is such a perfect space for guests and growing families alike. The Ground Floor living accommodation concludes with a good sized Utility and Laundry Room also leading off the Dining Area.

Flowing on upstairs to the First Floor, Two of the Four Double Bedrooms are serviced by the amazing Family Bathroom - complete with both a separate bath and shower.

The Second Bedroom Suite offers a large and comfortable space with dressing/study area, the main bedroom area providing ample space and the adjoining luxury Ensuite Shower-room.

The Master Bedroom Suite is also of generous proportions with a walk in Dressing room with full length fitted wardrobes, an adjoining luxury Ensuite Shower-room and ample space for further bedroom furnishings and super-king bed to the Bedroom area itself.

Externally this beautiful home just keeps on giving! The extensive majority block paved driveway provides off road parking easily for 3 vehicles and also benefits from an EV charging point situated at the front of the Garage, with electric roller door. The rear gardens are fully fenced, set to lawn and conclude with wonderful paved patio areas - ideal for summer dining and garden

parties.

With no expense spared as well as solar panels to the roof and powered by Air Source Heating, providing ultra-energy efficiency and covered by a New Build Warranty for 10 years.

ENTRANCE HALL

Bright, airy and welcoming Reception Hallway with doors leading to all principal rooms, staircase rising to the First Floor with large walk in storage cupboard beneath.

LOUNGE

Natural light encompasses this well proportioned reception room with 2 windows to the front, ample space for media outlets and large comfy sofas and armchairs.

WC

With stylish LVT flooring and contemporary gloss finished tiled upstand feature wall to the wash hand basin and with WC.

OPEN PLAN LIVING DINING KITCHEN - KITCHEN AREA

With contemporary LVT flooring flowing through the entire open plan living space, this fantastic area really is the hub of the home.

The Kitchen Area itself has a classic range of gloss finished units with complimenting quartz worksurface over, gloss finished metro style tiled upstands and concealed downlighting to worksurfaces. The quality finishes and thoughtfulness in this home's design continues with a vast range of fitted integral appliances to include fridge, freezer, 'Indesit' dishwasher, 'Hotpoint' four ring electric hob and complimenting chimney style extractor above and 'Hotpoint' chest level fan oven and grill. A window to the rear garden sits above the inset sink unit with flexi-mixer tap over.

DINING AREA

A bright space that would easily accommodate a large dining table, perfect for dinner parties as well everyday life. A door leads to the Utility Room.

SNUG AREA

The perfect spot to lounge with your morning coffee whilst soaking up the peaceful views across the rear lawns via the rear window and the French style doors to the paved patio.

UTILITY ROOM

A well proportioned and super handy space with fitted units complimenting those in the Kitchen area, quartz worksurface with inset sink, space for washing machine and tumble dryer modern LVT flooring and an obscured glazed door to the side elevation.

FIRST FLOOR LANDING

The Landing invites us to each of the property's four double bedrooms and also having loft access hatch.

MASTER BEDROOM SUITE

A superbly proportioned Master Suite with dual windows to the front, opening to the Dressing Area, door to the Ensuite and door to the airing/cylinder cupboard.

DRESSING AREA

With space for bedroom furniture.

ENSUITE

Contemporary ensuite shower-room with wood effect LVT flooring, a large shower cubicle with opening door, direct feed double head shower and neutral tiling to majority walls. Vanity wash hand basin, WC, towel rail radiator and obscured window to the front.

BEDROOM TWO

A spacious second double bedroom with dressing area, door to the Ensuite and window to the rear elevation

ENSUITE

Contemporary ensuite shower-room with LVT flooring, a large shower cubicle with opening door, direct feed double head shower and beautiful patterned gloss finished and textured tiling that contrasts superbly with the further gloss finished tiling to half walls. Wash hand basin, WC, towel rail radiator and skylight.

BEDROOM THREE

A spacious and quirky double bedroom with dormer style window to the front and eaves storage access/cupboard

BEDROOM FOUR

This double bedroom enjoys a scenic view across the rear garden.

FAMILY BATHROOM

An ideal spot for a luxurious soak in the bath! Frosted window to the side elevation, modern LVT flooring, textured tiling to part walls and contrasting textured tiled feature part wall above the panelled bath. Suspended wash hand basin, WC and towel rail radiator.

INTEGRAL GARAGE

A larger than average Garage with power, lighting, workshop area, electric roller door, obscured glazed uPVC courtesy door the Rear Garden and door leading into the Reception Hallway.

EXTERNALLY

Block paved driveway providing ample off road parking for 3 vehicles and leading to the Garage and EV charge point. Formal front lawns, entrance porch with feature external uplighting, gated garden pathway to each side of the property leading to the rear gardens which are fully fenced, enclosed. and offering the perfect blank canvas space for a new owner to adapt to their requirements. The rear garden is set predominantly to tiered lawn with a large paved patio, offering endless scope and perfect for summer entertaining. There are further feature external uplighting around the property and a useful courtesy door to the Garage.

Agents Note

Please note, finishes may differ as the photos used of the furnished rooms are example photos taken of Plot 1 / Cherry Tree House.

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ADDITIONAL INFORMATION

Local Authority – East Lindsey District Council

Council Tax – Band New Build

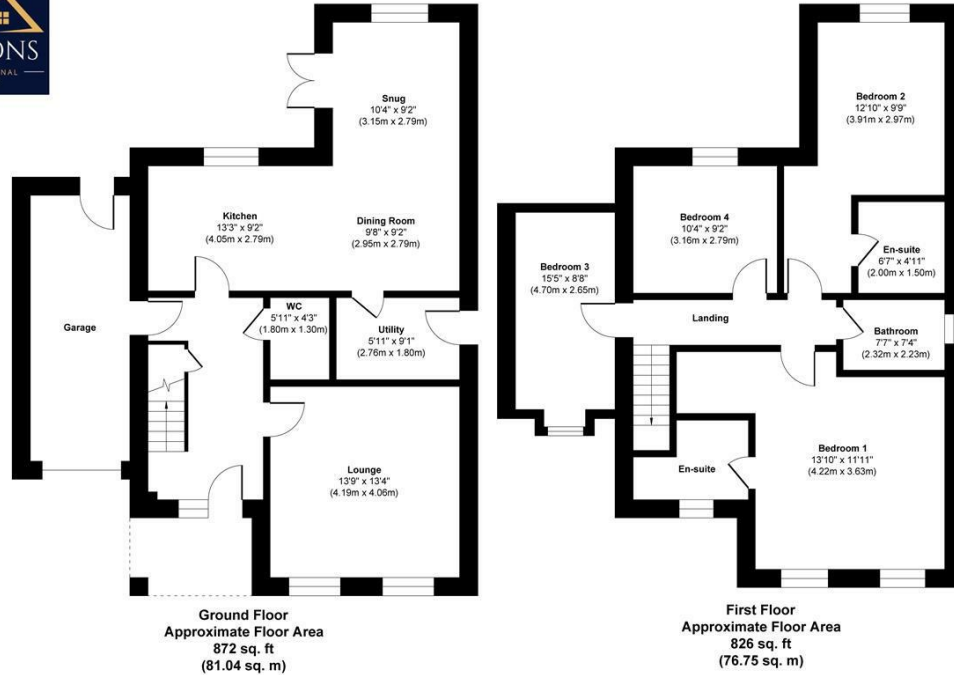
Viewings – By Appointment Only

Floor Area – 1883.70 sq ft

Tenure – Freehold



Cherry Tree and Morgan Lily House, Chestnut Avenue, Bucknall



Approx. Gross Internal Floor Area 1698 sq. ft / 157.79 sq. m (Including Garage)

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		86	87
(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	

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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