



BRIDGE END, COLSTERWORTH

Asking Price Of £725,000

Four Bedrooms

Freehold



DETACHED BUNGALOW

ELECTRIC GATES/INTERCOM

FLEXIBLE ACCOMODATION

SOUTH OF GRANTHAM

ANNEXE

CHAIN FREE

COUNTRYSIDE VIEWS

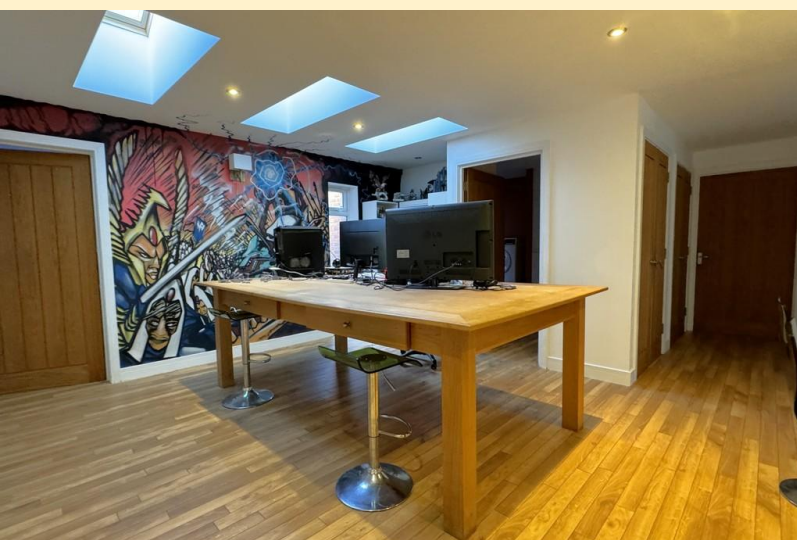
LOCAL SCHOOLS NEARBY

COUNCIL TAX BAND E

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Rare opportunity to acquire this extensive bungalow which has been designed for easy disability access throughout, beautifully appointed creating a modern open-plan home with the flexibility of a self contained annexe area if required. Situated seven miles south of Grantham in the picturesque Lincolnshire village of Colsterworth. The village has a good range of services, amenities and transport links. They include a doctor's surgery, Co-op and a convenience store, two popular nursery schools and primary schools in Colsterworth and nearby Buckminster.

The accommodation on offer comprises; entrance hall open-plan to a very spacious kitchen diner and lounge area, utility room, bathroom, master bedroom with an ensuite shower room and dressing room, bedrooms two and three, with the fourth bedroom having a kitchenette and ensuite for use as an annexe. Outside the property benefits from a generous plot accessed via electric gates with intercom, ample off road parking and a double

ENTRANCE HALL Composite door into the entrance hall having a curved feature mosaic tiled wall screening the kitchen diner and lounge, inset spotlights and Kardean flooring.

KITCHEN/DINER/LOUNGE 40' 3" x 36' 0" (12.28 max m x 10.98m) This fantastic open plan space has bi-fold doors to the patio and two picture windows with electric roller blinds in the lounge area allowing plenty of natural light. The kitchen and dining area has French doors to the front of the property and six Velux windows fitted with remote controlled blinds, inset spot lighting and Kardean flooring with under floor heating throughout. The kitchen is fitted with electric touch open cabinetry with granite work surfaces with undermount stainless steel sink with mixer tap over. Integrated appliances to include; Neff double oven and microwave, induction hob with extractor over fridge freezer and dishwasher.

UTILITY ROOM Fitted with a generous range of wall and base units with work surfaces over and a stainless steel sink and drainer unit with mixer tap over. Space and plumbing for both a washing machine and tumble dryer on a raised plinth for easy access, space for a fridge freezer. Window fitted with electric roller blind, inset spotlights and Kardean flooring with under floor heating.

BATHROOM 7' 8" x 13' 10" (2.36m x 4.22m) Comprising of a walk-in bath with shower attachment, close coupled WC, contemporary wash hand basin with waterfall tap, shower cubicle and a heated towel rail. Windows with fitted electric roller blinds, tiled walls, electric shaver point, inset spotlights tiled floor with under floor heating.

MASTER BEDROOM 16' 9" x 11' 8" (5.12m x 3.58m) Having a window to the rear aspect fitted with an electric roller blind, fitted wardrobes, inset spotlights and Kardean flooring. Oak doors off to the dressing room and ensuite.

ENSUITE 11' 2" x 12' 0" (3.42m x 3.66m) Fitted with an MP3 player and speaker so you can sing along in the shower!. The walk-in shower has a fitted seat and water jets and a hand held shower, body dryer, hairdressers sink and a low flush WC. Window fitted with an electric roller blind, inset spotlights, electric shaver point and tiled flooring with under floor heating.

DRESSING ROOM 12' 0" x 7' 0" (3.66m x 2.15m) This room could lend itself to a multiple of uses, having french doors to the garden fitted with electric blinds.

BEDROOM TWO 9' 10" x 16' 11" (3.01m x 5.16m) Having a window to the rear aspect fitted with an electric roller blind, two TV points and Kardean flooring with under floor heating.

BEDROOM THREE 10' 3" x 12' 0" (3.14m x 3.67m) Having a window to the side aspect fitted with an electric roller blind, two TV points and Kardean flooring with under floor heating.

BEDROOM FOUR/ANNEXE 13' 8" x 10' 11" (4.18m x 3.33m) Having a window fitted with an electric roller blind, fitted breakfast bar, work surface with sink and drainer unit, space for an under counter fridge, extractor fan, oak door to the ensuite, Kardean flooring with under floor heating.

ENSUITE 7' 8" x 4' 6" (2.36m x 1.39m) Comprising of a shower cubicle, low flush WC, wash hand basin and electric shaver point. Window fitted with an electric roller blind, inset spot lights and tiled flooring with under floor heating.

GARDENS Double electric gates to the sweeping gravel driveway leading to the double garage. Formal lawns surround the property with mature hedging to the boundaries, extensive paved patio to the rear with views across open farmland, two garden taps, electrical sockets, raised vegetable beds and security lights on all aspects of the bungalow.

DOUBLE GARAGE 17' 5" x 18' 7" (5.33m x 5.68m) Having an electric roller door, power and lights connected.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

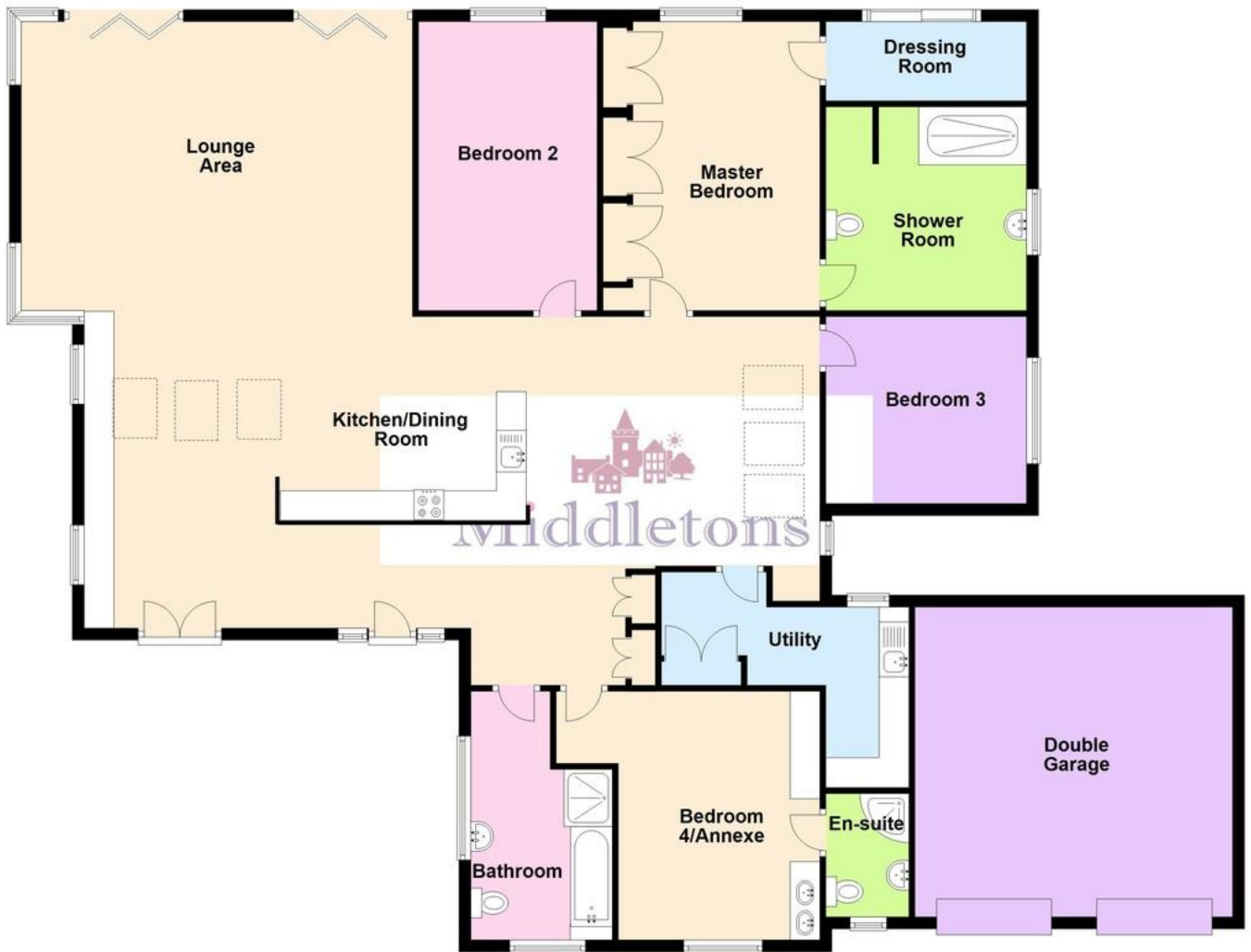
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Ground Floor garage.



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258. Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	79
(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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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.