



Dale House, Washdyke Lane, Fulbeck, Grantham NG32 3LD

welcome to

Dale House, Washdyke Lane, Fulbeck Grantham

GUIDE PRICE £625,000 - £650,000 - Located in the lovely village of Fulbeck, this spacious detached, three storey family home on a large plot offers, versatile living accommodation, large driveway for several vehicles, wrap around gardens perfect for entertaining. Viewing highly recommended.



Entrance Hall

Entering the property through a part glazed door, tiled flooring, understairs storage, staircase leading to the first floor landing and double doors leading into the living room.

Downstairs Cloakroom

With a window to the front aspect, pedestal wash hand basin, low level WC, tiled floor and partially tiled walls.

Living Room

16' 3" x 13' 5" (4.95m x 4.09m)

Having French doors leading from the entrance hall with windows to the front and side aspects, feature fireplace with electric fire, carpet and a radiator.

Guest Suite

12' 5" Excl the entrance x 11' 1" (3.78m Excl the entrance x 3.38m)

This Guest suite has a window to the front aspect, carpet, coving to the ceiling and a radiator.

Guest Dressing Room

4' 8" x 7' 9" (1.42m x 2.36m)

Off the Guest suite with carpet.

En-Suite Bathroom

8' 6" x 6' 5" max (2.59m x 1.96m max)

With a window to the side aspect, shower cubicle, pedestal wash hand basin, low level WC, decorative tiling to the walls, vanity sink unit, laminate wood flooring, heated towel rail and spotlights to the ceiling.

Second Floor Stairs & Landing

Having carpet, loft access, a radiator, and doors leading to the kitchen, utility room, bedroom and dining room.

Kitchen

12' 3" x 11' 9" max (3.73m x 3.58m max)

Lovely dual aspect room with a range of cream units to both the floor and eye level with beige granite worktops over, sink with mixer tap and tiled splashbacks. Offering integrated appliances including dishwasher, electric hob, oven, and extractor hood. There are also spotlights to the ceiling and tiled marble effect flooring.

Utility Room

9' 4" x 6' 4" max (2.84m x 1.93m max)

The utility room houses the boiler (vendor advises is serviced annually) having a range of cream units to both the floor and eyelevel with worktops over, plumbing for a washing machine and space for an undercounter dryer, chrome sink with mixer tap and side drainer. The utility also benefits from marble effect vinyl flooring, and back door leading out to the rear garden.

Dining Room

12' 4" x 12' 1" (3.76m x 3.68m)

With a window to the side aspect, carpet, and coving to the ceiling.

Conservatory

9' 4" x 10' 3" (2.84m x 3.12m)

With bi-folding doors leading out to the rear garden, laminate flooring.

Bedroom Three

7' 9" x 8' 4" (2.36m x 2.54m)

With a window facing the rear aspect, carpet, coving to the ceiling and a radiator.

Third Floor Landing

With carpet, storage cupboard, cornicing detailing to the ceiling, doors leading to the master bedroom, study/bedroom 4, bedroom two, and family bathroom, walk in storage cupboard and steps down to the middle landing.

Master Bedroom

13' x 13' 9" max (3.96m x 4.19m max)

With a window facing the front aspect, sloping ceilings (restricted head height) grey carpet, built-in double wardrobes with a single wardrobe and a radiator.

Study/Bedroom Four

6' 5" x 13' max (1.96m x 3.96m max)

With a window to the front aspect, sloping ceilings (restricted headlight),carpet, a radiator and double French doors to the landing.

Bedroom Two

12' 6" x 11' 1" (3.81m x 3.38m)

With a window facing the front aspect, carpet, coving to the ceiling and a radiator.

Family Bathroom

8' 5" x 6' 6" (2.57m x 1.98m)

With a window facing the side aspect, shower cubicle with electric shower, decorative tiles to the walls, part built-in vanity sink unit, heated towel rail and spotlights to the ceiling.

General Description Outside

To the front, this beautiful executive home sits on a proud plot with extensive wrap around lawned gardens to three sides, adding curb appeal. Through a stone wall entrance there is a gravelled gated driveway leading to the detached double garage which has electrics, water and a work bench. The drive provides comfortable off-road parking for multiple vehicles, outside lighting and a storm porch is provided above the front door.

To the rear, there are enclosed gardens with patio area - perfect for outdoor summer dining, a lawn garden with flowers, mature shrubbery, two willow trees and an oak tree (protected) and the boundaries enclosed by fencing. To the side, there is a pathway which takes you to the driveway at the front.

6 x Solar panels are attached to the front of the property.



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welcome to

Dale House Washdyke Lane, Fulbeck Grantham

- Three Storey, Detached House
- Spacious Living Accommodation Including Study
- Four Bedrooms
- Double Garage, Large Plot
- Village Location

Tenure: Freehold EPC Rating: C

guide price

£625,000 - £650,000



Ground Floor



First Floor

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Second Floor



Garage



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST112199 - 0004

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