



- Newly Built Detached House
- Idyllic Courtyard Village Setting
- Award Winning Developer Riva Construction
- 4 Double Bedrooms, 3 Bathrooms

- Impressive 21'5" Kitchen/Dining/Family Room
- Large Driveway & 23'0" Garage
- Excellent Specification Throughout
- Viewing Essential!

Cross Street, Potterhanworth, LN4 2DS,
£539,000





Starkey&Brown is delighted to offer for sale this superbly appointed detached family home, located in an idyllic courtyard position within the picturesque village of Potterhanworth. Bramley House offers spacious living accommodation throughout, built by award winning local developer Riva Construction. The property is finished to the highest of standards to include stunning kitchen, high quality, fully tiled bathrooms, oak internal doors and underfloor, air source heating to the ground floor. Accommodation briefly comprises: Spacious entrance hallway with bespoke handmade staircase, ground floor WC, 12' office/playroom, 22' sitting room with beautiful log burner fireplace, impressive 21'5 kitchen, dining and family room with granite work surfaces and french doors onto the garden, and a generous utility room. To the first floor there is a spacious first floor landing area, 4 very well proportioned double bedrooms, 2 en-suite shower rooms and separate family bathroom. Outside the property has a substantial block paved driveway with space for several vehicles, larger than average 23' single garage with remote control electric door, and landscaped gardens comprising lawn and paved patio areas. In the agent's opinion viewing of this property is essential in order to fully appreciate the size and standard of accommodation being offered for sale. Council tax band: E. Freehold.



Entrance Hallway

Having composite front entrance door, laminate wood effect flooring with underfloor heating, bespoke handmade staircase rising to first floor, airing cupboard housing hot water cylinder and understairs storage cupboard.

Ground Floor WC

Having low level WC, wash hand basin set in vanity unit, laminate wood effect flooring with underfloor heating and extractor.

Office/Play Room

12' 1" x 8' 0" (3.68m x 2.44m)

Having carpeted floor with underfloor heating.

Sitting Room

22' 0" x 11' 5" (6.70m x 3.48m)

Having Burley 5.3 kilowatt wood burning stove set in bespoke brick built surround with paved hearth, large feature window overlooking the rear garden, carpeted floor with underfloor heating.

Open Plan Kitchen, Dining & Family Room

21' 5" max x 17' 6" max (6.52m x 5.33m)

Having a range of matching wall and base units and slide out larder with solid wood hand painted doors, granite work surfacing with matching upstands, central island unit with breakfast bar, USB power points and pendant lighting over, inset one and a half bowl single drainer stainless steel sink unit with mixer taps over, twin Neff eye level ovens with plate warmer, Neff induction hob with cooker hood over, integral Bosch dishwasher, integral bins, laminate wood effect flooring with underfloor heating, LED downlights, feature window overlooking the garden and French doors leading onto paved patio area.

Utility

12' 1" x 5' 7" (3.68m x 1.70m)

Having single drainer stainless steel sink unit with mixer taps over, base unit beneath, matching base units and 2 matching larder units, plumbing for washing machine, pace for tumble dryer, laminate wood effect flooring with underfloor heating, LED downlights and part glazed composite door leading to side.

First Floor Landing

Having radiator, LED downlights and access to loft.

Master Bedroom

17' 10" max x 11' 6" (5.43m x 3.50m)

Having radiator.

En-Suite

Having double tiled shower cubicle with mains fed and glass shower door, wash hand basin set in vanity unit, low level WC with concealed cistern, ceramic tiled floor, heated towel rail, fully tiled walls, LED downlights and extractor.

Bedroom 2

17' 7" max x 13' 6" max (5.36m x 4.11m)

Having 2 radiators.

En-Suite

Having 3 piece suite comprising double tiled shower cubicle with mains fed shower and glass shower door, wash hand basin set in vanity unit, low level WC with concealed cistern, ceramic tiled floor, heated towel rail, fully tiled walls, LED downlights and extractor.

Bedroom 3

11' 10" x 11' 0" (3.60m x 3.35m)

Having radiator.

Bedroom 4

11' 10" x 10' 7" (3.60m x 3.22m)

Having radiator.

Family Bathroom

Having 3 piece suite comprising panelled bath, wash hand basin set in vanity unit, low level WC, ceramic tiled floor, fully tiled walls, LED downlights and extractor.

Outside Front

To the front of the property there is a lawned garden area and flowerbed to include a variety of plants and shrubs, outside lighting, bespoke handmade oak storm porch leading to front entrance door, block paved driveway with space for several vehicles extending to side and garage. Gate at opposite side leading to rear garden.

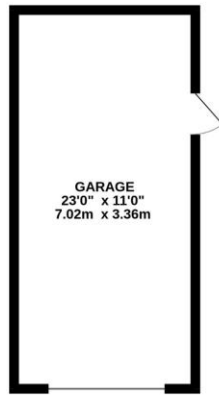
Garage

Being larger than the average single garage and being of brick built construction with remote control roller shutter door, power and light, pitched roof providing storage space and composite door leading to rear garden.

Outside Rear

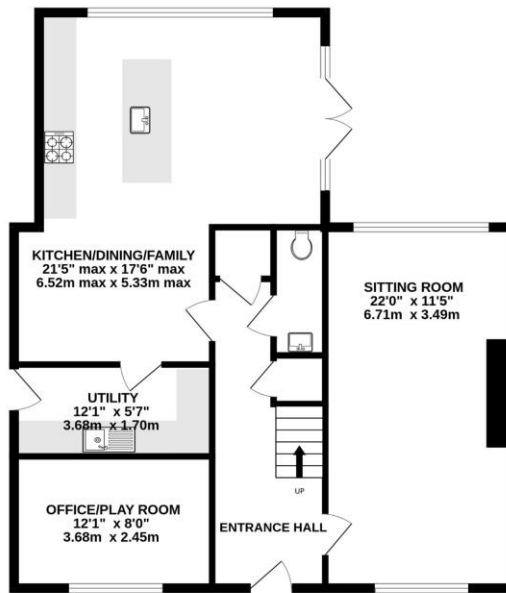
To the rear of the property there is an enclosed landscaped garden being mainly laid to lawn with borders and railway sleeper planter to include a variety of plants and shrubs, 2 large paved patio areas, outside lighting and personnel door to garage.





GARAGE
23'0" x 11'0"
7.02m x 3.36m

GARAGE
254 sq.ft. (23.6 sq.m.) approx.



KITCHEN/DINING/FAMILY
21'5" max x 17'6" max
6.52m max x 5.33m max

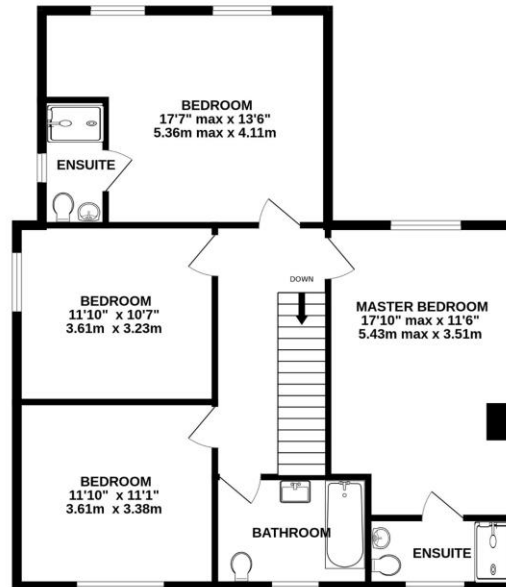
UTILITY
12'1" x 5'7"
3.68m x 1.70m

OFFICE/PLAY ROOM
12'1" x 8'0"
3.68m x 2.45m

ENTRANCE HALL

SITTING ROOM
22'0" x 11'5"
6.71m x 3.49m

GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



BEDROOM
17'7" max x 13'6"
5.36m max x 4.11m

ENSUITE

BEDROOM
11'10" x 10'7"
3.61m x 3.23m

MASTER BEDROOM
17'10" max x 11'6"
5.43m max x 3.51m

BEDROOM
11'10" x 11'1"
3.61m x 3.38m

BATHROOM

ENSUITE

1ST FLOOR
890 sq.ft. (82.7 sq.m.) approx.

TOTAL FLOOR AREA : 2029 sq.ft. (188.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



STARKEY
& BROWN
YOUR LOCAL PROPERTY PEOPLE