



- Substantial Detached Family Home
- Picturesque Village Location
- Potential Annexe/Home Business
- 4-5 Bedrooms, 3 Bathrooms
- Approx 3,200 Sq Ft!
- Spacious & Versatile Throughout
- Large Driveway & Double Garage
- NO CHAIN

Oak House, School Lane, Brattleby, LN1 2SQ,
£625,000





BEAUTIFUL PLOT AND 3,200 SQUARE FEET! Standing upon a beautiful plot in the picturesque village of Brattleby is this detached family home which offers versatile and spacious living accommodation throughout.

The property has previously been extended and remodelled to provide additional family accommodation and therefore offers suitable self contained annexe accommodation, home business premises, accommodation or endless space for a growing family. Accommodation briefly comprises reception hallway, sitting room with log burner, garden room with French doors onto the garden, dining/playroom, 21'4 kitchen diner, large utility and ground floor WC.

To the first floor there are four generous double bedrooms, ensuite shower room and family bathroom. The two storey annexe has its own entrance hallway, 18ft living room (currently used as a games/family room), two additional large double bedrooms to the first floor and another shower room. Outside the property stands upon a generous plot, being mainly lawn and bordered by mature trees, substantial driveway and double garage.

NO CHAIN!! Council tax band: F. Freehold.



Reception Hallway

Having part glazed front entrance door, exposed wooden flooring, radiator, coved ceiling and stairs rising to first floor.

Sitting Room

17' 4" x 14' 0" (5.28m x 4.26m)

Having feature cast-iron log burner fireplace with tiled hearth and brick built inset, double aspect windows, radiator, coved ceiling, wall lights and French doors into:

Garden Room

11' 4" x 11' 4" max (3.45m x 3.45m)

Having insulated ceiling, radiator and French doors overlooking the garden.

Dining/Play Room

13' 6" x 11' 4" (4.11m x 3.45m)

Having exposed wooden flooring, radiator and coved ceiling.

Kitchen Diner

21' 4" max x 17' 4" max (6.50m x 5.28m)

Having a range of matching handmade bespoke wall and base units, glass display cabinets, display shelving, deep butler style sink unit with mixer taps over, cooking range with cooker hood over, larder unit with space for fridge freezer, plumbing for concealed dishwasher, ceramic tiled floor, radiator, coved ceiling and double aspect windows.

Utility

18' 3" x 8' 1" (5.56m x 2.46m)

Having deep butler style sink unit with mixer taps over and base units beneath plumbing for washing machine, space for additional fridge freezer, ceramic tiled floor, radiator, central heating boiler (installed September 2023, 10 year warranty) and door leading to garden.

Ground Floor WC

Having low level WC, corner wash hand basin, ceramic tiled floor and radiator.

Rear Entrance Hallway

Having door providing independent access for potential annexe or home office accommodation and door leading into garage.

Family/Games Room

18' 0" x 16' 2" (5.48m x 4.92m)

Having laminate wood flooring, radiator, second central heating boiler (approximately 5 years old) and second staircase rising to first floor.

First Floor Landing

Master Bedroom

17' 4" max x 14' 0" max (5.28m x 4.26m)

Having double aspect windows and radiator.

En-Suite

Having 3 piece suite comprising tiled shower cubicle with electric shower appliance, pedestal wash hand basin, low level WC, laminate wood effect flooring, radiator and Velux window to side.

Bedroom 2

17' 8" x 9' 10" (5.38m x 2.99m)

Having 2 radiators.

Bedroom 3

12' 0" x 11' 4" (3.65m x 3.45m)

Having radiator.

Bedroom 4

18' 4" x 9' 6" (5.58m x 2.89m)

Having 2 radiators and door leading into dressing room/annexe.

Family Bathroom

Having 4 piece suite comprising corner panelled bath, tiled shower cubicle with electric shower appliance, pedestal wash hand basin, low level WC, radiator and airing cupboard housing hot water cylinder.

Office/Bedroom

17' 1" x 16' 3" (5.20m x 4.95m)

Having large window to front aspect, high vaulted ceiling, 2 radiators and 2 Velux windows.

Bedroom/Dressing Room

17' 3" x 15' 0" max (5.25m x 4.57m)

Being currently utilised as a dressing room. Having radiator and Velux window to rear aspect.

Shower Room

Having 3 piece suite comprising large walk-in shower cubicle with mains fed shower and glass shower screen, pedestal wash hand basin, low level WC, heated towel rail and extractor.

Outside

The property benefits from a generous sized driveway which offers parking space for several vehicles and has generous size grounds which extend to the front, side and rear being mainly laid to lawn with a wide variety of shrubs and mature trees.

Agents Note

Giving the irregular shape of some rooms within this property. All measurements should be assumed as approximate. Call for further details.



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE



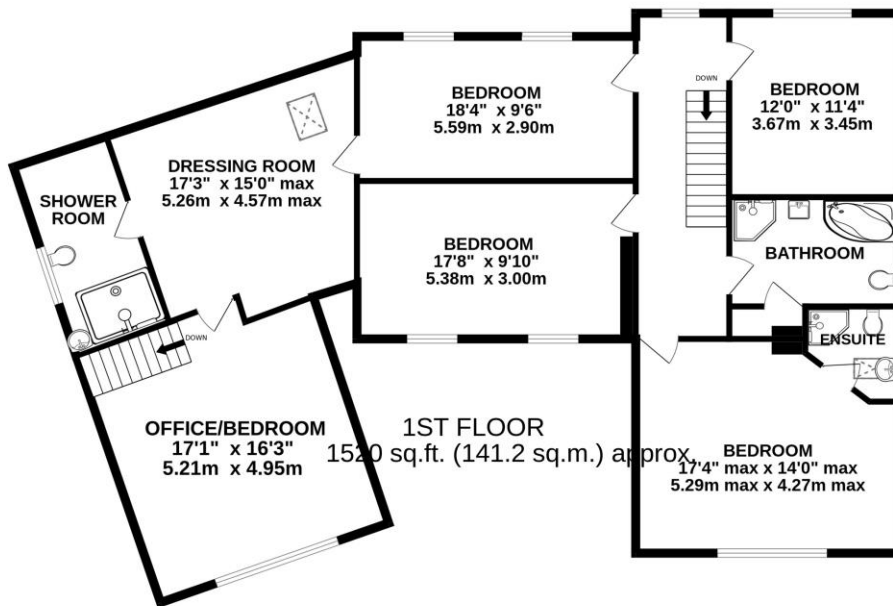
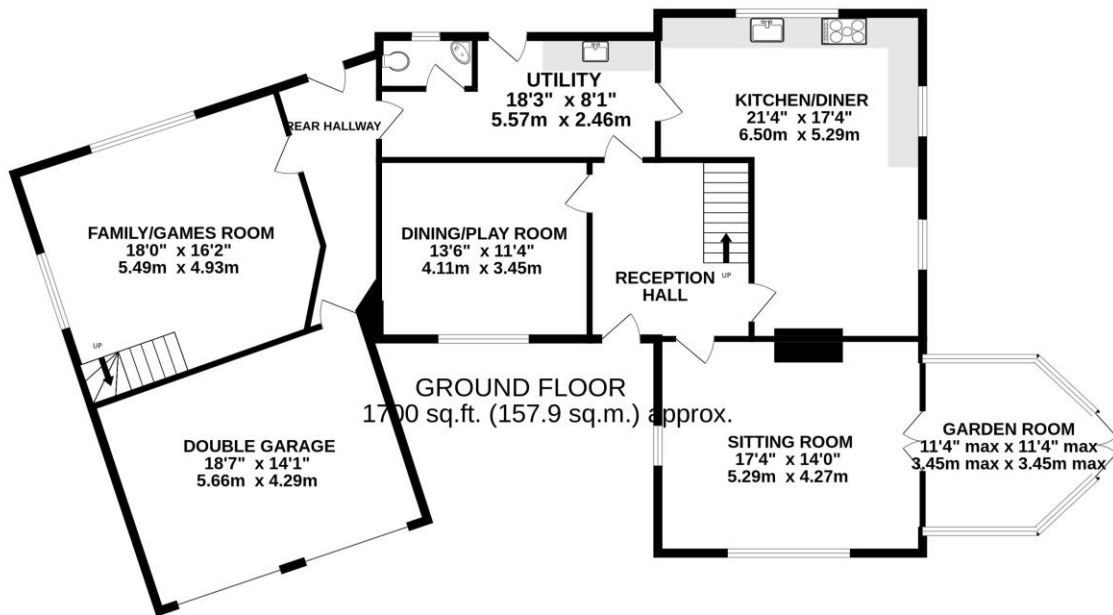
**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE



TOTAL FLOOR AREA : 3220 sq.ft. (299.2 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 ©2024

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