



## 10 Jacobs Close Utterby, Lincolnshire LN11 0GJ

Located in a cul de sac of individually designed detached properties, in the village of Utterby which is situated close to the lovely market town of Louth having the added benefit of not only individual shops, cafe bars but the highly regarded King Edward Grammar School. This NEWLY BUILT FOUR BEDROOM DETACHED HOUSE has stylish well planned accommodation includes: Entrance hall, formal lounge, fabulous living dining kitchen, good sized utility room, cloaks/wc to the ground floor plus four bedrooms the master including a dressing room and en suite and a stunning family bathroom. Oil central heating system. Double garage with playroom room/home office above. Double glazing. Solar panels. Front garden with additional off road parking and an enclosed rear garden. CHAIN FREE.

**£499,950**

- STYLISH DETACHED HOUSE
- LOUNGE
- LIVING DINING KITCHEN
- UTILITY & CLOAKS/WC
- MASTER BEDROOM
- DRESSING ROOM & EN SUITE
- THREE FURTHER BEDROOMS
- STUNNING BATHROOM/WC
- OIL CENTRAL HEATING
- DOUBLE GARAGE/PLAYROOM



## ACCOMMODATION

### MEASUREMENTS

All measurements are approximate.

### GROUND FLOOR

#### ENTRANCE HALL

The side entrance hall is approached via a composite entrance door onto the bleached engineered oak floor with under floor heating. Two double glazed windows. Coving to ceiling. The oak spelted staircase leads up to the first floor which has a concealed storage behind the painted panelled wall.



#### LOUNGE (FRONT)

21'4" x 13'5" (6.52 x 4.11)

This excellent sized formal lounge has a deep double glazed bay window to the front elevation bleached engineered oak flooring with under floor heating. The focal point of this room is the mock fire recess which has an oak beam above.



#### LIVING DINING KITCHEN

32'9" x 12'9" extending to 17'0" (10 x 3.89 extending to 5.2)

A must for every modern family is this stunning living dining kitchen which has double glazed windows and french doors to the rear elevation and again has bleached engineered oak flooring with under floor heating. The seating area has two illuminated with mood lighting niches which flank the area for a wall mounted TV. Inset spot lights to ceiling.

The two tone grey kitchen has been designed by Wren with an abundance of base and wall cupboards including integrated dish washer, fridge, freezer and a built in wine cooler, an electric oven a halogen hob with an extractor fan above. The space is completed by a matching island unit all having Quartz work surfaces inset with a stainless steel sink unit.



#### LIVING DINING KITCHEN

Additional photo



## SEATING AREA



## DINING AREA



## KITCHEN AREA



## UTILITY ROOM/BOOT ROOM

10'4" x 9'1" (3.15 x 2.79)

Fitted with a range of base units having complementary work surfaces inset with a stainless steel sink unit and having space beneath for washing machine etc. Built in floor to ceiling cupboard, an adjoining wall mounted coat hooks with a boot cupboard below. Double glazed door. Laminate floor with under floor heating.



## UTILITY/BOOT ROOM



## CLOAKS/WC

Fitted with a dusky pink wall mounted vanity unit and a low flush wc. Coving to ceiling. Double glazed window. Laminate flooring with under floor heating.



## FIRST FLOOR

### LANDING

Double glazed window to the side elevation. Radiator.

### MASTER BEDROOM

11'5" x 13'5" (3.49 x 4.09)

This lovely master bedroom has open access into a useful dressing area. Two ceiling pendants are situated either side of the bed space.



### MASTER BEDROOM



### DRESSING ROOM

4'11" x 10'2" minimum (1.52 x 3.11 minimum)

Having open access from the master bedroom this area is fitted with two banks of fitted wardrobes which provide useful hanging space.



### EN SUITE

9'2" x 10'11" (2.80 x 3.34)

Luxuriously stylish being fitted with a contemporary tiled shower area including a matt black framed shower screen, the adapted Laura Ashley side board includes a mounted sink and matching black taps and a low flush wc. Modern Victorian radiator. Wall mounted illuminated mirror. Double glazed window.



### BEDROOM 2 (REAR)

11'8" x 14'6" max (3.58 x 4.43 max)

Double glazed window. Radiator. Recess suitable for a double wardrobe.



### BEDROOM 3 (REAR)

10'9" x 11'1" (3.30 x 3.39)

Double glazed window, Radiator.



### BEDROOM 4

11'1" x 9'2" (3.38 x 2.81)

Double glazed window. Radiator.



### FAMILY BATHROOM/WC

11'8" x 8'11" (3.58 x 2.72)

A fabulous hotel style bathroom has a suite in white comprising a free standing oval bath, a low flush wc, a stunning tiled shower cubicle including a brushed gold shower screen and another adapted Laura Ashley side board with his and her's wash basins again with matching brushed gold taps. Tiled wall above the bath area including an ornamental recess above the bath area. Modern Victorian style radiator. Laminated flooring. Double glazed window.



### FAMILY BATHROOM



### FAMILY BATHROOM

Oval free standing bath



## THE GARDENS

The property stands on a wide plot with the open plan fore garden being lawned and in front of the garage is a gravelled area ideal for additional off road parking. The enclosed rear garden has just been seeded and includes a paved seating area located close to the property.



## THE GARDENS

### OUTSIDE

#### DOUBLE GARAGE

17'11" x 18'6" (5.47 x 5.64)

Two electric doors, light and power.

#### PLAY/HOBBIES ROOM

21'10" x 10'6" (6.67 x 3.22)

Accessed via a uPVC entrance door to the side of the garage up a light of stairs, this useful space has a multiple uses including a playroom, home office, man cave etc. Two Velux windows.

#### TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

#### COUNCIL TAX BAND

Council Tax Band has not been assessed as yet but similar houses in the cul de sac have been assessed as E

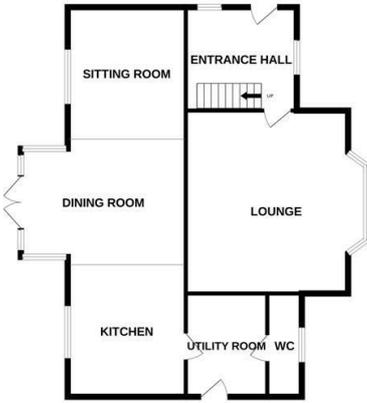
#### VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

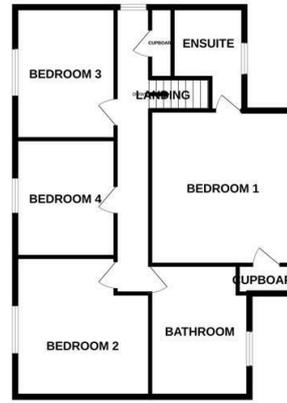
#### OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

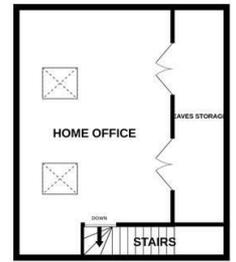
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		86	87
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.