



The Cedars Brigsley Road Ashby Cum Fenby, Lincolnshire DN37 0QN

A substantial DETACHED 5 BEDROOM FAMILY HOME standing well back from the road, on a very large plot in the popular village of Ashby Cum Fenby, having open views to the front. The flexible and spacious accommodation is suitable for various life styles including multi general living. The accommodation at present includes: Entrance porch, entrance hall, cloaks/wc, inner entrance hall, large lounge with dining area, sun room, home office, conservatory, kitchen and utility room. To the first floor there is an L shaped landing, five bedrooms, two with en suite bathrooms and a family bathroom/wc. Gas central heating system. Double glazing. Attached garage. Large front garden, a substantial side and rear garden plus an enclosed side garden with outbuildings. NO CHAIN. EARLY VIEWING RECOMMENDED.

£440,000

- LOVELY VILLAGE LOCATION
- SUBSTANTIAL DETACHED HOUSE
- THREE RECEPTION ROOMS
- KITCHEN & UTILITY
- FIVE BEDROOMS
- TWO EN SUITES
- FAMILY BATHROOM/WC
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- LARGE PLOT



ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ENTRANCE PORCH

Approached through a double glazed entrance door with matching side light. Parquet flooring. Single glazed door leads into:-

ENTRANCE HALL

Radiator, parquet flooring and a single glazed window giving borrow light to study.

CLOAKS/WC

Having a suite comprising a low flush wc and a vanity unit comprising a recessed sink with cupboards below. Fully tiled walls. Small window.

INNER HALLWAY

The open tread wooden staircase leads up to the first floor.

STUDY (FRONT)

11'7" x 10'9" (3.54 x 3.28)

Double glazed window, radiator and extensive wall panelling.

LOUNGE (FRONT)

31'9" x 12'11" (9.69 x 3.95)

This excellent sized formal lounge has an arched access to the rear, two radiators and two smaller radiators either side of the brick fire surround which is inset with a gas fire. Fitted Delf rack and dado rail.



LOUNGE

Additional photo



SUN ROOM

14'10" x 7'7" (4.53 x 2.32)

Situated to the western side of the property this sun room has exposed brick and double glazed patio doors which opens onto the side garden. Wall mounted modern Vaillant gas fired boiler which is set within built in white wall cupboards. Parquet flooring.



CONSERVATORY

11'8" x 9'0" (3.56 x 2.75)

This excellent sized conservatory has double glazed windows and doors with views over the rear garden. Radiator. Ceiling light and fan. Tiled flooring.



KITCHEN

12'11" x 9'7" (3.95 x 2.94)

Fitted with a range of handmade base and wall cupboards incorporating an electric oven and hob with an extractor fan above. The contrasting work surfaces are inset with a stainless steel sink unit. Tiled splash backs and tiled flooring. Double glazed window.



KITCHEN

Additional photo



UTILITY ROOM

10'7" x 9'7" max (3.24 x 2.94 max)

Double glazed window. Tiled floor. Radiator. Fitted with a base unit inset with a stainless steel sink unit, space for washing machine etc. Door to the side leading onto the under cover area between the garage and the main house.



FIRST FLOOR

L SHAPED LANDING

Fitted storage cupboards. Radiator.

BEDROOM 1

15'5" x 13'9" (4.72 x 4.21)

Double glazed window. Fitted with a range of floor to ceiling wardrobes having a central dressing table unit. Radiator. Laminate flooring. Door leads into the en suite.



BEDROOM 1

Additional photo



EN SUITE

4'7" x 4'5" (1.40 x 1.35)

Fitted with a shower cubicle having aqua boarding and a glass sliding door to the front plus a vanity unit having a mirror above. Heated towel rail. Shaver point. Extensively tiled walls.



BEDROOM 2 (REAR)

11'5" x 9'8" (3.49 x 2.96)

Double glazed window. Bank of floor to ceiling wardrobes. Access to roof space and eaves which provides superb storage. Radiator.



BEDROOM 3 (FRONT)

11'7" x 12'11" (3.54 x 3.96)

Double glazed window, radiator and a striking wooden floor. Again fitted with a superb bank of wardrobes.



BEDROOM 3

Additional photos



FAMILY BATHROOM/WC

10'0" x 9'3" (3.07 x 2.83)

Fitted with an encased bath, a fitted vanity unit, a low flush wc and a bidet. Double glazed window. Radiator. Half tiled walls.



ADDITIONAL LANDING AREA

An arched access leads into this part of the property providing privacy for independent living if needed leading to three further bedrooms, one with en suite and a separate wc. Fitted storage cupboard. Double glazed window.

DARK ROOM

6'5" x 6'11" (1.97 x 2.11)

Could be used as a walk in wardrobe and is fitted with a vanity sink.

SEPARATE WC

Fitted with a low flush wc, radiator and a double glazed window.

BEDROOM 4 (REAR)

15'11" x 16'2" (4.87 x 4.93)

Double glazed window. Radiator. Coving to ceiling.



BEDROOM 5

14'0" x 12'9" (4.29 x 3.90)

Double glazed window. Radiator. Bank of fitted wardrobes providing excellent hanging space. Door leads into:-

EN SUITE BATHROOM/WC

5'11" x 7'10" (1.81 x 2.41)

Having a suite including tiled recess a small bath with a shower above, a vanity unit with a mirror above. The remainder of the walls are also tiled in a striking patterned ceramic tile. Heated towel rail. Double glazed window.



OUTSIDE

UNDERCOVER AREA

This useful under cover area is situated between the main house and the garage and has a resin floor.

BRICK GARAGE

19'2" x 10'2" (5.85 x 3.11)

Up and over electric door to the front plus a uPVC door to the side. Light and power.

TOOL SHED

9'10" x 6'10" (3.01 x 2.10)

Attached to the rear of the garage is a useful tool shed having light and power.

THE GARDENS

The property well back from the road with the large fore garden being lawned with a gravel border to one side. The wide tarmac driveway leads to the garage at the side of the main house. The rear garden contains a large paved patio area plus a second enclosed gravelled area which is planted with fruit trees and contains the green house. A substantial Eucalyptus tree is centre stage in this garden which contains a lawned area, a raised former pond area and a wishing well. There is an additional area to the side of the property again planted with fruit trees.



THE GARDENS

Additional photo



THE GARDENS

Side garden photo



ADDITIONAL SIDE GARDEN

Leading through a locked gate is additional garden which contains garden shed, store and greenhouse.



REAR PADDOCK

To the rear of the property is a paddock area which is not included in the sale but may be purchased by separate negotiations at a price to be agreed.

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 D

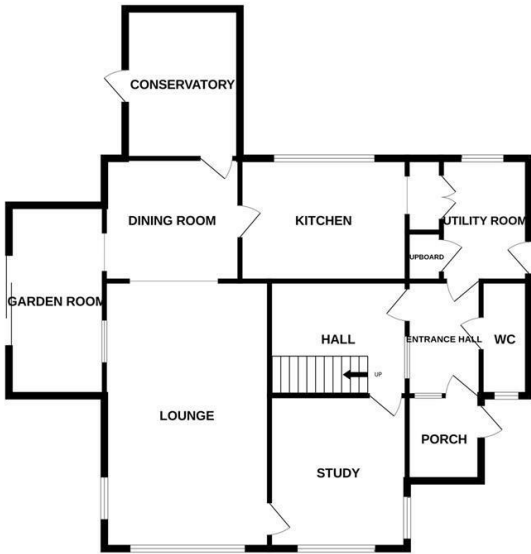
VIEWING ARRANGEMENTS

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



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) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.