



Swallows Retreat, 4b Kingsfield Farm Barnoldby le Beck, North East Lincolnshire DN37 0SB

This is a stunning contemporary BARN STYLE DETACHED BUNGALOW, located in a gated complex of two individual designed properties. This state of the art thermo efficient bungalow has many high tech design features including: Solar panels, air sourced underfloor heating, solar efficient glass to the lounge/kitchen areas, oak internal doors, high ceilings and quality fittings throughout. The fabulous accommodation appeals to the modern life style and is finished to a very high standard with quality floor coverings throughout and comprises: Entrance hall, cloaks/wc, very spacious and impressive open plan living space including a luxuriously fitted kitchen area including integrated appliances, utility room, master bedroom suite with shower room plus three further bedrooms and a fabulous family bath/shower room. Separate detached annex including a double garage, studio with kitchen area and separate shower room IDEAL SELF CONTAINED ANNEXE FOR MULTI PURPOSE USE. Car charging point. Landscaped SOUTH facing garden including two Alfresco entertaining patio areas.

£650,000

- GATED DEVELOPMENT OF TWO EXECUTIVE BUNGALOWS
- INDIVIDUALLY DESIGNED
- CONTEMPORARY STYLED THROUGHOUT
- LARGE LIVING KITCHEN
- UTILITY & CLOAKS/WC
- FOUR BEDROOMS
- TWO BATHROOMS
- DOUBLE GARAGE
- HOME OFFICE/STUDIO WITH KITCHENETTE & SHOWER ROOM
- LANDSCAPED GARDENS



DIRECTIONS & DESCRIPTION

This exclusive gated development of two contemporary styled properties is accessed from Kingsfield Farm which is located opposite the Ship Restaurant in this very popular village of Barnoldby le Beck. Lying to the western side of Grimsby, Barnoldby le Beck is within easy access of the Grimsby town centre, the M180 motorway complex, Humberside Airport and the Humber Bank Industries.

This bungalow is constructed to an excellent standard with many Eco friendly/energy efficient qualities including a Bio disc sewage treatment, an impressive slate roof incorporating Solar panels plus the addition of a luxurious kitchen with integrated and built in appliances and stunning bathrooms, oak internal doors and high vaulted ceilings and bi folding doors with solar efficient glass to the main reception areas. The bungalow is approximately 195 sq. metres excluding the garage/studio.

ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

DOUBLE COMPOSITE ENTRANCE DOORS



GROUND FLOOR ONLY

ENTRANCE HALL

Approached via a two striking grey composite doors. Inset spot lights to ceiling. Useful storage cupboard. Sun tunnel lighting to ceiling. All internal doors are oak with decorative mock oak lintels above. Karndean rustic oak style flooring with underfloor heating.

CLOAKS/WC

This cloakroom is fitted with a low flush wc and a white white gloss vanity unit. Sun tunnel lighting to ceiling. Tiled flooring with underfloor heating.



LIVING KITCHEN

39'7" x 18'11" (12.07 x 5.77)

This fabulous open plan living space is ideal the modern family and incorporates a living and dining areas together with a superb fully fitted kitchen. The room has a high vaulted ceiling with white painted mock beams together with full width grey solar efficient double glazed bi folding doors which allows the fabulous outside entertaining area to be incorporated into the superb inside space. Karndean rustic oak flooring with under floor heating. Inset spot lights to ceiling.

The kitchen area is fitted with a high gloss two tone grey base and wall units incorporating an abundance of integrated and built in Neff appliances including a tall fridge and freezer, a coffee machine, two electric ovens, micro wave and dishwasher. A matching island provides a natural divide between the kitchen and living space and houses the Neff induction hob and a down draft extractor. The contrasting white granite work surfaces are inset with a Franke stainless steel sink unit and have matching upstands. Allowing additional light to this area is a double glazed Velux window.



LIVING AREA



KITCHEN AREA PHOTO



KITCHEN AREA PHOTO

Kitchen island photo



KITCHEN APPLIANCES



UTILITY ROOM

16'3" max x 5'9" (4.97 max x 1.77)

Having access from both the kitchen and the hall a double glazed door leads out onto the rear pathway. Fitted with matching units incorporating a stainless steel sink unit with space for washing machine and tumble dryer. Karndean flooring with under floor heating. Useful walk in storage cupboard which houses with hot water storage cylinder.



INNER HALLWAY

The inner hallway is approached via an oak style door which separates the living and bedroom accommodation and is fitted with three double glazed Velux windows electronically controlled with rain sensors and a sun tunnel to the ceiling. Useful cloaks cupboard. Karndean flooring with underfloor heating.



MASTER BEDROOM SUITE

18'11" x 11'4" (5.78 x 3.47)

This L shaped room extends to 7.68 metres and includes a bank of floor to ceiling wardrobes having sliding doors together with a matching bedside cabinet and dressing table area. Karndean flooring under floor heating and double glazed french door and windows opening onto the front lawn area.



EN SUITE SHOWER ROOM

11'2" x 6'5" (3.42 x 1.96)

Fitted with a walk in fully tiled shower cubicle having a glass fronted screen together with a cream high gloss vanity area inset with a recessed sink and a concealed low flush wc. Wall mounted illuminated mirror. Mosaic tiled floor to the shower area with the remainder of the floor also being tiled with underfloor heating. Heated towel rail. Velux window. Double glazed window.



BEDROOM 2

15'1" x 11'4" (4.61 x 3.46)

Double glazed french door and windows opening onto the front lawn area. Wall mounted TV point. Karndean flooring with underfloor heating.



BEDROOM 3

12'10" x 11'0" (3.92 x 3.37)

Again having a double glazed windows and french door opening onto the front lawn area, Karndean flooring with underfloor heating and wall mounted TV point. A bank of fitted wardrobes providing ample hanging space together with two matching bedside cabinets.



BEDROOM 3

Additional photo



BEDROOM 4

12'11" x 8'10" (3.96 x 2.70)

This multi functional room is situated close to the living accommodation so therefore could be used as a separate sitting/family room if so desired and has Karndean flooring with under floor heating and double glazed windows and french door.



FAMILY BATHROOM

12'11" x 8'6" (3.96 x 2.60)

This luxury bathroom is fitted with a superior white suite including a free standing bath, a full tiled wet room shower area with a glass fronted screen, a vanity sink with useful storage below and a concealed low flush wc. Tiled flooring with under floor heating. Heated towel rail Double glazed windows.



FAMILY BATHROOM



FAMILY BATHROOM/WC

Additional photo



OUTSIDE

THE GARDENS

The bungalow stands on a good sized plot which is approached via double electronic gates onto the graveled driveway which is shared by numbers 4a & 4b Kingsfield Farm. Swallows' Retreat is then accessed via a second set of electronic gates onto a personal graveled driveway which leads to the garage block and provides excellent additional off road parking, to the side of the driveway will be raised planted borders. The main garden of the bungalow has a southerly aspect and includes a very large grey slate effect paved patio with superb outside lighting including an ornamental lamp post allowing Alfresco dining and entertaining long into the evening. Situated close to the bedroom accommodation is a lawn, edged with a young laurel hedge and inset with established trees, a gravel pathway leading up to the main entrance door. To the rear of the bungalow is a paved pathway.



THE GARDENS



GARAGE/STUDIO BLOCK

This substantial block includes a double garage and a large living space having a fitted kitchenette and a separate shower room/wc and is ideal for assisted living, yoga studio or a stunning family room.



DOUBLE GARAGE

18'11" x 19'0" (5.77 x 5.81)

Fitted with an electronic sectional door to the front plus a personal door to the rear. Light and power.



STUDIO

18'9" x 19'0" (5.74 x 5.81)

Ideal for the family who work from home, this additional room could be used as a home office/studio/therapy room or alternatively it could be an ideal garden room as the double glazed bi folding doors opening onto a west facing patio area which is ideally situated to catch the late afternoon/early evening sun. Additional double glazed window to the east elevation. Karndean flooring with underfloor heating. Fitted to one corner of this room is a small kitchenette area which includes dark grey high gloss base and wall cupboards including a stainless steel sink unit. Door leads into:-



STUDIO

Additional photo



SHOWER ROOM/WC

4'4" x 7'1" (1.33 x 2.18)

Fitted with a walk in shower cubicle, fully tiled and having a bi folding door to the front, a low flush wc and a small sink. Under floor heating. Extractor fan.



SHOWER ROOM

Additional photo



ADDITIONAL FRONT ELEVATION PHOTO

Showing opened bi folding doors.



TENURE - FREEHOLD

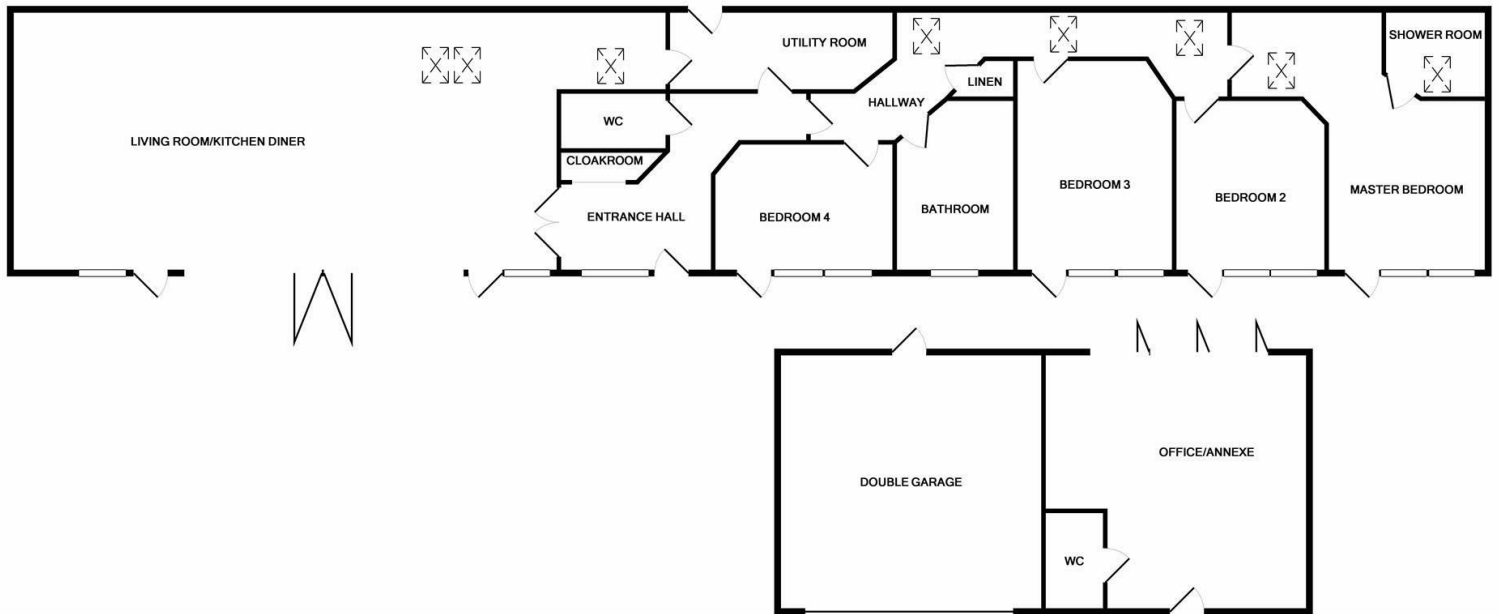
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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	92	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	93	94
(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		
EU Directive 2002/91/EC		
England & Wales		

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.