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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**Willow House Waltham
Road
Barnoldby-Le-Beck
DN37 0DS**

**Offers in the Region Of
£495,000**

Coming new to the market is this fantastic, truly unique **FOUR BEDROOM DETACHED HOUSE**. Set on a prestige corner plot, this property has the individual ability to split into two separate dwellings to create two totally annexed properties. With **TWO STUNNING KITCHENS, TWO UTILITY ROOMS, THREE RECEPTION ROOMS AND THREE BATHROOMS**, this property either works as one large house or as two separate entities. The property is immaculately presented from front to back with topiary hedges to the frontage, neat manicured lawns to the rear and everything in between, this family home has been well kept and maintained throughout. As well as the excellent curb appeal, the property has secure rear gardens with large patio, neat lawn, well kept borders, timber sheds, green house plus large oversized detached brick garage with electric door. The property is also within easy reach of excellent schools, transport links and local amenities

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Entrance hall

11' 7" x 6' 3" (3.53m x 1.90m)

With uPVC frosted door and two windows to the front porch, the entrance hall has burnt orange carpet, yellow decor, coving, pendant light and covered radiator.

Sitting room

12' 0" x 10' 5" (3.66m x 3.18m)

The front room has neutral decor to coving, varnished solid wood floor, uPVC bay window, built in storage, pendant light, cast iron open fireplace, black tiled hearth and radiator.

Kitchen 2

7' 11" x 17' 11" (2.42m x 5.45m)

With a range of creamy yellow wall and base units with black sparkle work top and grey one and a half sink drainer over, black splash back tiling, integral appliances over including oven grill, gas hob with extractor, dish washer and space for tall fridge freezer, there is blue decor to coving, black tiled floor, space for small table and chairs, seven down lights and uPVC window to the rear.

Utility room 2

13' 10" x 6' 4" (4.21m x 1.92m)

A good sized utility room has an abundance of cupboards to match the kitchen with grey work tops, black tiled floor, stainless steel sink drainer, black splash back tiling, six down lights, space for washing machine and dryer, uPVC window and uPVC frosted door.

Cloakroom

2' 11" x 6' 3" (0.88m x 1.91m)

With matching white WC and vanity sink, cream and blue decor, black tiled floor, uPVC frosted window, tiled splash backs, coving and ceiling light.

Lounge

20' 4" x 10' 11" (6.20m x 3.34m)

A large full length room with uPVC bay window with vertical blinds to the front and uPVC French doors to the conservatory to the rear. The room has grey and red decor, plate rail, Karndeen wood effect flooring, feature cream sandstone fireplace with gas fire, two radiators and two ceiling lights.

Dining room

11' 5" x 11' 3" (3.49m x 3.44m)

Open plan to kitchen 1, the dining room has Karndeen flooring, blue decor to coving, uPVC window to the rear, radiator and ceiling light with glazed French doors from the lounge.

Conservatory

10' 7" x 9' 4" (3.22m x 2.85m)

The extended conservatory has uPVC windows and French doors to the garden, fitted blinds, frosted roof, Karndeen flooring and wall lights.

Kitchen 1

8' 9" x 11' 3" (2.67m x 3.44m)

A stunning cream kitchen has cream wall and base units to three sides with butchers block style work top and one and a half sink dainer and splash backs over, integral appliances include, 70/30 fridge freezer, double oven grill, five ring electric hob with extractor over, dishwasher. The room has beige splash back tiling, wood laminate flooring, uPVC window with blinds to the front, six down lights and pantry.

Utility room 1

9' 7" x 6' 3" (2.91m x 1.90m)

This utility has built in white cupboards with plumbing again for washing machine and dryer, blue wet room flooring, cream decor, three down lights, radiator and uPVC window to the front.

Ground floor Wet Room

10' 0" x 5' 1" (3.04m x 1.54m)

With grey wet room floor and grey tiled walls and decor, shower opver, white matching sink and WC, radiator, Velux window, two down lights, extracotr and ceiling light.

Stairs and landing 1

The main stairs run out of the main hallway and have burnt orange carpet, two uPVC windows, yellow decor, pendant light and radiator with cover.

Stairs and landing 2

A second staircase runs from back to front to the main bedroom.

Bedroom One

15' 4" x 14' 9" (4.68m x 4.49m)

A larger double bedroom with two uPVC windows and blinds, blue carpet, lilac decor, five down lights, fitted wardrobes and draws, radiator and hidden door to connect the upper floors which is hidden behind the fitted wardrobe.

En-suite

6' 10" x 7' 0" (2.09m x 2.13m)

A beautiful en-suite shower room has corner shower, vanity sink and WC with light brown tiled walls and floor, radiator, uPVC frosted window with blinds, four down lights, coving and chrome towel radiator.

Dressing room

4' 7" x 7' 3" (1.39m x 2.21m)

The dressing room has two sides of hanging for clothes, uPVC window with blinds to the rear, purple decor, blue carpet, coving, four down lights and radiator.

**Bedroom Two**

11' 10" x 10' 11" (3.60m x 3.34m)

A good sized double room has off white decor with picture rail, uPVC window, beige carpet, fitted green wardrobes, ceiling light and radiator.

Bedroom Three

12' 0" x 10' 11" (3.67m x 3.32m)

With purple and pink decor, Karndeen wood effect flooring, cast iron open fire place, uPVC window to the front, radiator and ceiling light.

Bedroom ,Four

7' 11" x 11' 0" (2.42m x 3.36m)

The smallest bedroom has white fitted wardrobes and draws, grey carpet, blue decor, uPVC window to the rear, and radiator.

Family bathroom

7' 10" x 10' 11" (2.40m x 3.34m)

A large bathroom has matching white three piece suite with cream tiled walls, light brown tiled floor, two frosted uPVC windows, chrome towel radiator, extractor, loft access and eight down lights. There is a connecting door to the second bedroom.

Detached garage

24' 1" x 13' 1" (7.35m x 4.00m)

A large oversized brick garage has electric roller door to the front, uPVC frosted window to the side and uPVC pedestrian door to the side too. The garage has power and light.

Front and side garden

A stunning symmetrical frontage has topiary hedges to either side of gravel pathways to a covered tiled porch, an area of mature planting with barked borders fronts the extension with neat wall and wrought iron fencing and gate to the front. The side garden has lawn and block paved driveway to the gated driveway and detached garage,

Rear garden

A superb fully and securely enclosed rear garden has tall walls, gates and fencing to all sides with well laid two tiered slab and block paved patio area to the back of the house,, neat lawn with well stocked soil borders, service area with timber shed and further potting shed and greenhouse with gravel area and raised beds.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band : To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
139.8 sq.m. (1505 sq.ft.) approx.

1ST FLOOR
78.7 sq.m. (848 sq.ft.) approx.



TOTAL FLOOR AREA : 218.5 sq.m. (2352 sq.ft.) 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.
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