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



Brigg Road

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£575,000

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Property Introduction

Coming to the market with NO FORWARD CHAIN is this quite stunning executive detached six bedroom house set on a superior plot of approximately 0.4 acres of Lincolnshire's finest countryside. The property set over three floors has no less than 315m² of floor space all immaculately presented and ready to occupy. Briefly comprising large entrance hallway, kitchen breakfast room, large lounge, dining room, Orangery extension, Galleried spacious landing, four bedrooms including two en suites and family bathroom to the first floor and two further large bedrooms to the second floor this property represents the ultimate in luxury and ticks every box for the executive lifestyle. Outside the large gardens are subtly split into many different areas including two slab patio areas, lawn garden areas and the two elevated level grass areas with views for miles across the Wolds. Parking is more than provided for with double detached brick garage, block paved parking with tarmac turning apron. A must see property where you are sure to be wowed!!

Entrance hall

14' 0" x 9' 9" (4.27m x 2.97m)

Entered from a substantial covered front porch through a solid wood double glazed door with two windows the large entrance hall sets the tone for this stunning house. The entrance has a solid oak wood floor, off white decor, under stairs storage cupboard, two ceiling lights with stairs leading to the upper floors.

Lounge

22' 7" x 13' 3" (6.88m x 4.05m)

A huge lounge with a stunning tiled open fireplace with a multi fuel log burner in place which has the wow factor. The room has white and blue decor, solid oak flooring, three double glazed wooden windows, two pendant and three wall lights with French doors to the Orangery and from the entrance hall.

Dining room

12' 4" x 13' 3" (3.75m x 4.05m)

With solid wood French doors from the lounge the dining room has double glazed wooden window to the front with a slatted blind, cream decor, radiator, pendant light and solid oak wood floor.

Breakfast kitchen

15' 11" x 14' 8" (4.84m x 4.47m)

A large breakfast kitchen is superbly appointed with a very generous range of oak wall and base kitchen units with charcoal colour worktops plus a large central island unit in the same colour. The kitchen has a four ring gas hob, 1.5 ceramic white sink drainer, dishwasher, oven grill, low level fridge and freezer, two radiators, two wooden double glazed windows with fitted blinds. There are glazed solid wood French doors and two windows into the Orangery, 11 down lights and ceramic tiled floor.

Orangery

13' 3" x 21' 9" (4.04m x 6.64m)

A large Orangery extension has five wooden double glazed windows and a large lantern window to the ceiling. There are double glazed wooden French doors to the lower patio, solid oak flooring, cream decor, ten down lights, slatted fitted blinds and a built in electric fire.

Utility room

5' 8" x 10' 8" (1.73m x 3.25m)

Standard on a property of this ilk the room has matching solid oak wall and base units with a second white ceramic sink, plumbing under the worktop for a washing machine and dryer, black work top, frosted double glazed wooden door to the side, radiator, strip light with cream tiled floor and splash backs.

Downstairs Bathroom

3' 7" x 6' 0" (1.10m x 1.84m)

The cloakroom has a matching white sink and WC, cream tiled floor and cream decor, wooden double glazed window to the rear, radiator, tiled splash backs, ceiling light and extractor.

Stairs and landing

22' 7" x 9' 10" (6.89m x 2.99m)

The stairs turn 180 degrees back to the landing which is huge, a further staircase rises to the second floor, there is a wooden double glazed window to the front and rear. There is a grey carpet, off white decor and two pendant lights. Cloakroom underneath

Bedroom One

15' 11" x 14' 8" (4.85m x 4.48m)

The largest bedroom to the back of the house has a grey carpet and cream decor with a feature wall, wooden double glazed window to the side, pendant light, radiator and loft access.

En suite bed 1

5' 8" x 6' 0" (1.73m x 1.82m)

The master en suite has a large walk in Jacuzzi shower, a matching white sink and WC, cream tiled walls and floors, chrome towel radiator, two down lights and extractor.

Bedroom Two

10' 4" x 8' 4" (3.16m x 2.55m)

Not the second bedroom in size but has the second en suite. The room has pink and grey decor, grey carpet, radiator, fitted wardrobes, pendant light and wooden double glazed window to the front

En suite bed 2

5' 8" x 8' 4" (1.73m x 2.55m)

The second en suite has a walk in shower with tiled walls, matching white WC and sink, wood frosted double glazed window, cream tiled floor, chrome towel radiator, three down lights, extractor and shaver point.

Bedroom Four

11' 11" x 13' 3" (3.63m x 4.05m)

A good sized fourth bedroom has a beige carpet, white decor, wood double glazed window to the rear with blind, pendant light and radiator.

Bedroom Five

10' 4" x 13' 3" (3.16m x 4.05m)

Another double bedroom to the front of the house has wood double glazed window, white decor and feature wall, fitted wardrobes, grey carpet, pendant light and radiator.

Family bathroom

5' 9" x 11' 3" (1.75m x 3.42m)

The family bathroom has a free standing claw foot bath, matching white vanity sink and WC plus a separate walk in shower. The room has cream decor, cream tiled floor and complimentary cream tiled splash backs. There is a chrome towel radiator, frosted wood double glazed window, four down lights and extractor.

Stairs and landing 2

The second stairs has a grey carpet and leads to the landing with doors to bedrooms 3 and 6. The walls are off white in colour and there is a down light to the top of the stairs.

Bedroom Three

16' 4" x 20' 3" (4.97m x 6.18m)

Bedroom three is probably the biggest bedroom in terms of square footage and is currently set up as a cinema room. The room has a grey carpet and decor, two Velux windows, ceiling light and two radiators.

Bedroom Six

16' 4" x 13' 5" (4.97m x 4.09m)

The smallest bedroom is still a very good sized double bedroom with wood double glazed window to the side with a fitted blind, cream decor, beige carpet, ceiling light and radiator



Double garage

18' 0" x 17' 11" (5.49m x 5.47m)

A large brick and tile built garage has two electric up and over metal doors to the front, three windows, power and light. The garage is open plan to the adjacent brick storage room

Brick storage room

8' 5" x 7' 3" (2.57m x 2.21m)

Attached to the open plan garage. The storage room has separate access via a timber door to the front with two windows to the side. The room has power and light.

Rear garden and patios

A sloping elevated garden to the rear provides various levels to sit, plan and enjoy with lower slab patio area having steps to the garden area and having a large retaining wall. There is a second seated patio area with mature foliage with the remainder of the lawn sloping up to two flatter areas where seats are placed to enjoy the superb view over the Lincolnshire countryside. The garden has a mix of timber and natural hedge boundaries to the sides.

Front garden and parking

An extensive frontage has a shared tarmac apron with a well presented landscaped gravel garden area, double garage with block paved parking area. The front of the house then has a neat, well tended lawn area with a slab path to the door and covered porch area. Two paths lead to both sides of the house where there is timber gated access to the rear garden and patio areas.

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 other than the septic tank, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

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

Council Tax Information

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

Free Valuations

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Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

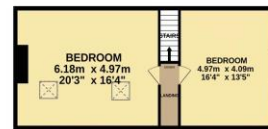
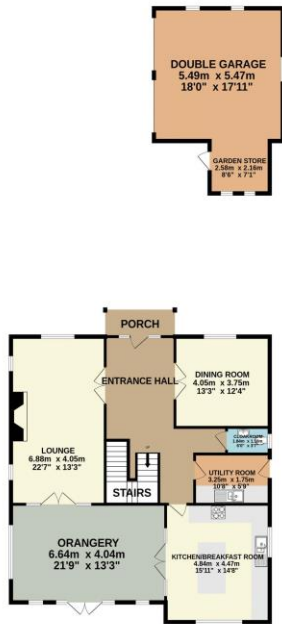
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

GROUND FLOOR
163.1 sq.m. (1755 sq.ft.) approx.

1ST FLOOR
96.4 sq.m. (1059 sq.ft.) approx.

2ND FLOOR
54.0 sq.m. (581 sq.ft.) approx.



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TOTAL FLOOR AREA : 315.4 sq.m. (3395 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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BROCHURE APPROVAL

I / We can confirm that the information in this brochure is accurate and factually correct

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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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