



3 Top Road, Worlaby, DN20 0NN

OIRO £340,000



- Sustainable Family Home
- Three Reception Rooms
- Ensuite Shower to Master
- Extensive Off Road Parking
- Separate Utility Room
- Idyllic Village Location
- Four Double Bedrooms
- Substantial Detached Double Garage with Accommodation Above
- Conservatory

Bell Watson welcome to the market this spacious detached family home located in the idyllic location of Worlaby. The property sits on a good sized plot with ample off road parking to the front and a large detached garage with WC and office studio above. The property comprises hallway, three reception rooms, breakfasting kitchen, utility room, conservatory and ground floor WC with the first floor providing **FOUR DOUBLE BEDROOMS** with en-suite to the master and a family bathroom. There are gardens and patio areas surrounding the property with oil central heating and uPVC double glazing throughout.



LOCATION

Worlaby is a highly desirable and sought after quiet, low wolds village location with a well respected primary school on the outskirts of the historic market town of Brigg. There is easy access to the M180 motorway, a railway station in the nearby village of Barnetby and Humberside Airport close by at Kirmington.

ACCOMMODATION

Arranged over two floors with a detached double garage having versatile accommodation above. The property benefits from fully owned Solar Panels covering the running energy costs for the property with approx 10 years left on the current tariff. There is a surround sound, satellite and Lan network connection in most rooms to include the garage as well as a CCTV security system and hardwiring in place for a burglar alarm.

HALLWAY

Enter the property via the timber front door into a bright and spacious hallway with an under stairs storage cupboard, a light fitting to the ceiling, a central heating radiator and Karndean tiled flooring.

LOUNGE 4.78m (15' 8") x 3.40m (11' 2")

A main reception room sits to the front of the property enjoying an in built wood burner with marble hearth and a uPVC double glazed window. There is a pendant light and coving to the ceiling, a central heating radiator and Karndean wood effect flooring.

DINING ROOM 4.99m (16' 4") x 2.58m (8' 6")

Having uPVC double glazed windows to the front and side aspect, a pendant light to the ceiling, a central heating radiator and Karndean wood effect flooring.

KITCHEN 6.80m (22' 4") x 3.33m (10' 11")

A solid wood kitchen provides a range of wall and base units with complementary worktops and tiled splash backs. There is a breakfast bar, space for a free standing electric cooker with built in extractor over and an under counter recess with plumbing for a dishwasher as well as under counter spaces for a fridge and freezer. A stainless steel sink with chrome mixer tap sits under a uPVC double glazed window to the rear aspect with lights to the ceiling, two central heating radiators and Karndean tile effect flooring. The floor standing oil boiler is located in the kitchen.

UTILITY ROOM 3.39m (11' 1") x 1.89m (6' 2")

Providing a range of wall and base units with worktops having under counter spaces for free standing appliances and space for a tall free standing freezer. There is a central heating radiator, a light fitting and Velux windows to the ceiling, Karndean tile effect flooring and a uPVC external door to the side.

SITTING ROOM 3.33m (10' 11") x 3.22m (10' 7")

Having a feature wall mounted electric fire, a pendant light and coving to the ceiling, a central heating radiator, a uPVC double glazed window to the rear aspect and wood effect Karndean flooring. uPVC double glazed french doors open to the conservatory.

CONSERVATORY 3.49m (11' 5") x 2.64m (8' 8")

A uPVC double glazed conservatory with polycarbonate roofing, light fitting, carpeted flooring and external door to the side garden.

GROUND FLOOR WC

Having a low flush WC, a wall mounted corner sink with tiled splash back, a uPVC obscure double glazed window to the front aspect, a pendant light to the ceiling, a central heating radiator and Karndean tiled effect flooring.

LANDING

Climb the carpeted stairs to the first floor landing having a shelved built in cupboard, light fitting and loft access to the ceiling. The loft is fully boarded with lighting.

MASTER BEDROOM 4.78m (15' 8") x 3.40m (11' 2")

Fitted with a range of built in mirrored wardrobes having a uPVC double glazed window to the front elevation, ceiling and wall lighting, a central heating radiator and carpeted flooring.

EN-SUITE SHOWER ROOM 2.38m (7' 10") x 2.23m (7' 4")

Open to the master bedroom incorporating a walk in, fully tiled mains shower with rainfall shower head and vanity unit fitted with wash basin, tiled splash back and under counter storage. There is a chrome heated towel rail, a uPVC obscure double glazed window to the front elevation, spotlights to the ceiling, cushion flooring and a built cupboard housing the hot water tank.

BEDROOM TWO 3.33m (10' 11") x 3.20m (10' 6")

To the rear of the property with a uPVC double glazed window, a central heating radiator, a light fitting to the ceiling and wood effect laminate flooring.

BEDROOM THREE 4.28m (14' 1") x 3.48m (11' 5")

Having a uPVC double glazed window to the front elevation, a light fitting to the ceiling, a central heating radiator and wood effect laminate flooring.

BEDROOM FOUR 3.27m (10' 9") x 2.38m (7' 10")

To the rear of the property with a Velux window, light fitting to the wall, a central heating radiator and wood effect laminate flooring.

BATHROOM 2.44m (8' 0") x 1.82m (6' 0")

Comprising a three piece suite to include and bath with tiled surround, a pedestal wash basin and low flush WC. There is a uPVC obscure double glazed window to the rear elevation, a light fitting to the ceiling, a chrome central heated towel rail and cushion flooring.

DOUBLE GARAGE 6.49m (21' 4") x 6.48m (21' 3")

The generous sized detached double garage has been built to full building regulation standards and is fitted with two electric up and over doors both being double skinned and insulated for heat retention at the front of the garage, the garage also has car charging point, automatic lighting, ample sockets for a workshop area and a uPVC double glazed window. An internal door takes you to the rear stairway.

GARAGE WC

Fitted with a close coupled WC and vanity sink with tiled splash back and cupboard under. There is a light fitting to the ceiling and tiled effect cushion flooring.

REAR STAIRWAY

To the rear of the garage is a hallway with its own uPVC external door entrance having a light fitting to the ceiling, tiled effect cushion flooring and a carpeted staircase leading to the studio office.

STUDIO OFFICE 5.12m (16' 10") x 3.90m (12' 10")

A bright and spacious versatile space is fitted with Velux windows and light fittings to the ceiling. There is a large walk in store cupboard, store cupboards to the eaves, a uPVC double glazed window to the front and solid wood flooring. This space would make an ideal Annex for multi generation living.

OUTSIDE

The garden is fully enclosed and secure with lockable gating, with the garden enjoying mature flower beds surrounding the lawn and pond. There are raised planters, multiple sun trap patios, outside lighting and water tap and a hard standing with timber shed. The front of the property serves extensive off road parking via the stoned driveway.

FIXTURES AND FITTINGS

All free standing appliances and furniture within the property, along with the light fittings, blinds, curtains and floor coverings are to be included within the sale.

SERVICES (not tested)

Mains electricity, water and drainage are all understood to be connected to the property with oil central heating.

Fibre internet is already supplied to the property with a 1GB upload and download speed.

COUNCIL TAX

The Council Tax Band is band D as confirmed by North Lincolnshire Council.









Total area: approx. 216.7 sq. metres (2333.0 sq. feet)

PROPERTY MISDESCRIPTION

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