



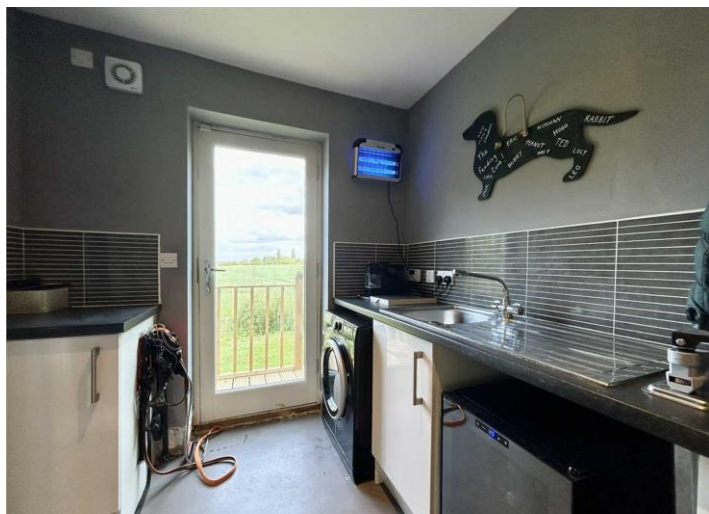
7 Dovecote Close, Snitterby, DN21 4AT

New £625,000



- Over 3,600 Square Feet
- Open Plan Dining Kitchen
- 7 Bedrooms & 4 Bathrooms
- Double Garage
- Extensive Off Road Parking
- Executive Detached Family Home
- 2 Reception Rooms
- Wrap Around Gardens with Countryside Views
- Cul-De-Sac Location Corner Plot

Bell Watson Estate Agents are thrilled to market this executive detached family home, tucked away in the corner on a small close enjoying incredible countryside views. With over 3,600 square feet of accommodation this property comprises a grand entrance hallway, open plan dining kitchen, separate utility room, laundry room, 2 reception rooms and WC to the ground floor. The first floor provides a family bathroom, 5 double bedrooms with the master suite having a full 4 piece bathroom and bedrooms 4 & 5 sharing a jack & jill en-suite. The second floor provides a further 2 double bedrooms with bedroom 7 having a full en-suite bathroom. There is a double garage, ample off road parking and wrap around gardens. This property must be viewed to appreciate the amount of accommodation available.



ACCOMMODATION

Providing over 3600 Sq. Feet and arranged over three floors. Timber framed double glazing and gas central heating throughout.

ENTRANCE HALL 3.90m (12' 10") x 3.81m (12' 6")

Enter the property via the timber front door into a grand central hallway having spotlights to the ceiling, a central heating radiator, wood laminate flooring and a carpeted central split return staircase.

KITCHEN DINING 8.81m (28' 11") x 4.22m (13' 10")

This vast open plan dining kitchen is ideal for entertaining and is fitted with a range of high and low level high gloss units finished with granite counter tops and tiled splash backs incorporating a breakfast island, electric oven, 5 ring gas hob with stainless steel extractor over, a dishwasher, fridge and a 1.5 under mount stainless steel sinks with chrome mixer tap. There are spotlights to the kitchen area, a light fitting to the dining ceiling, a central heating radiator, windows to the side aspect, french doors to the rear garden and concrete flooring.

LOUNGE 6.71m (22' 0") x 4.20m (13' 9")

Enjoying triple aspects having double glazed windows to the front and side with french doors opening to the rear garden. There is a recess open fire, two light fittings to the ceiling, two vertical central heating radiators and carpeted flooring.

SITTING ROOM 2.80m (9' 2") x 3.90m (12' 10")

Having a three sectional bay window to the rear, a light fitting to the ceiling, a vertical central heating radiator and concrete flooring.

UTILITY ROOM 2.87m (9' 5") x 2.23m (7' 4")

Fitted with base units to match the kitchen having complementary worktops, a stainless steel sink with chrome mixer tap over and tiled splash backs. There is an under counter recess with plumbing for a washing machine and tumble dryer, a built in double cupboard, spotlights to the ceiling, a central heating radiator, concrete flooring and external glazed door to the side aspect.

LAUNDRY ROOM 2.50m (8' 2") x 2.23m (7' 4")

Having spotlights to the ceiling, a central heating radiator, a window to the front aspect, concrete flooring and integral door to the double garage.

GROUND FLOOR WC

Providing a close coupled WC and pedestal wash basin with chrome mixer tap and tiled splash back. Pendant light to the ceiling, a central heating radiator, an obscure window to the front aspect and wood laminate flooring.

FIRST FLOOR LANDING

Climb the central staircase with dual return onto the carpeted gallery landing having windows to the front elevation, two pendant lights to the ceiling and a central heating radiator.

MASTER SUITE 7.84m (25' 9") x 5.47m (17' 11")

A very well proportioned master suite with vaulted ceiling provides a seating and dressing area, windows to the front and side elevation, spotlights and Velux windows to the ceiling, three central heating radiators and carpeted flooring.

EN-SUITE BATHROOM 3.80m (12' 6") x 2.55m (8' 4")

Incorporating a double ended bath tub with chrome mixer tap, a walk in fully tiled mains shower enclosure and a combination unit fitted with a WC, twin wash basins, storage and tiled splash back. There is an obscure window to the front elevation, a Velux window and spotlights to the ceiling, a central heating radiator, chrome heated towel rail and tiled flooring.

BEDROOM TWO 4.23m (13' 11") x 3.22m (10' 7")

Currently being used as a home office having a window to the front elevation, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM THREE 4.23m (13' 11") x 3.39m (11' 1")

Having a window to the rear elevation, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM FOUR 4.22m (13' 10") x 3.21m (10' 6")

Having a window to the rear elevation, a pendant light to the ceiling, a central heating radiator and laminate flooring.

JACK & JILL EN-SUITE 3.33m (10' 11") x 2.01m (6' 7")

Fitted with a fully tiled mains shower corner enclosure and vanity unit having twin wash basins having chrome mixer taps, tiled splash backs and storage under. There are spotlights to the central, an obscure window to the side, a chrome heated towel rail and tiled flooring with a separate close couple WC and bidet, spotlights to the ceiling and tiled flooring.

BEDROOM FIVE 4.22m (13' 10") x 3.31m (10' 10")

Having a window to the side elevation, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

FAMILY BATHROOM 3.87m (12' 8") x 2.04m (6' 8")

A white four piece suite with fitted with a double ended tub with chrome mixer tap and tiled surround, a walk in fully tiled mains shower enclosure, a vanity unit providing twin wash basins with chrome mixer taps, tiled splash backs and storage under and a back to wall WC. There are obscure windows to the rear elevation, spotlights to the ceiling, a chrome heated towel rail and tiled flooring.

SECOND FLOOR LANDING

The second carpeted staircase takes you to a landing with pendant light and Velux window to the ceiling and a central heating radiator.

BEDROOM SIX 5.50m (18' 1") x 4.25m (13' 11")

Having a pendant light and Velux windows to the ceiling, a central heating radiator, storage cupboards to the eaves and carpeted flooring.

BEDROOM SEVEN 5.98m (19' 7") x 4.25m (13' 11")

Having a pendant light and Velux windows to the ceiling, a central heating radiator and carpeted flooring.

EN-SUITE BATHROOM 3.23m (10' 7") x 3.10m (10' 2")

A three piece suite provide a free standing bath with chrome mixer tap, a pedestal wash basin with chrome mixer taps and close coupled WC. There is a Velux window and spotlights to the ceiling, a chrome central heating towel rail and tiled flooring.

DOUBLE GARAGE 5.47m (17' 11") x 5.43m (17' 10")

Fitted with electric up and over doors to the front, an external access door and window to the side, lighting and multiple power points.

OUTSIDE

The property sits on a large plot of wrap around garden with the rear being split level having a gravelled area and decked patio to the higher level, steps down take you to a lawned garden with a decked patio in the corner and surrounded by fields. The front is mainly laid to lawn with a large block paved sweeping driveway. There is an outside tap and lighting.

FIXTURES AND FITTINGS

All integrated appliances, light fittings and floor coverings are to be included within the sale of the property.

SERVICES (not tested)

Mains gas, electricity, water and drainage are all understood to be connected to the property. There is a gas combination boiler located in the garage.

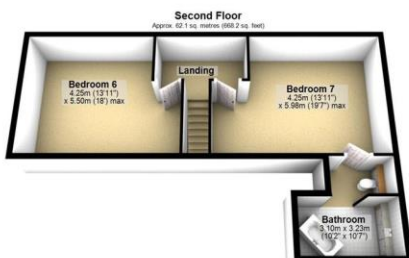
COUNCIL TAX

The Council Tax Band for this property is Band G as confirmed by West Lindsey District Council









PROPERTY MISDESCRIPTION

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