



Brigg Road, South Kelsey



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£395,000



## Key Features

- EXTENDED COTTAGE
- 0.5 ACRE GROUNDS
- PLANNING FOR A BUNGALOW
- EXTENSIVE PARKING
- GARAGE AND WORKSHOP
- EXTENSION REQUIRES FINISHING
- EPC RATING G
- FREEHOLD





An outstanding opportunity to acquire an extended character home with extensive parking, double Garage, Workshop and Planning Permission for a detached Bungalow. The home includes a stylish Kitchen, Sitting Room, Office, 3 first floor Bedrooms and contemporary Bathroom. The 15m extension and ground floor 4th en suite bedroom require finishing but provides the Purchaser with the chance to create the home of their dreams. Sought after Lincolnshire village location.

#### ENTRANCE HALL

A wood and glazed door opens to the Hall with fitted storage cupboards and further store housing the oil-fired central heating boiler.

#### CLOAKROOM 0.00m x 0.00m (0'0" x 0'0")

Appointed with a suite in white to include a close coupled wc, vanity wash hand basin with tiled back and cupboard under, extractor fan, spot lights and Pvcu double glazed window.

#### KITCHEN 4.02m x 3.64m (13'2" x 11'11")

A centrally placed room ideal for informal entertaining and appointed with an excellent range of high gloss finished units with granite tops to include a 1 1/2 bowl stainless steel sink unit with fitted dishwasher and cupboards under, space and plumbing for an automatic washing machine, a further 7 base units, space for an American style refrigerator, inset 5 burner LPG hob with extractor over, fitted oven with storage over and under, an additional 8 units at eye level, larder store, Pvcu double glazed windows to the front and side, spot lighting, radiator and opening to

#### SITTING ROOM 5.86m x 4.08m (19'2" x 13'5")

(Max measurements). Enjoying views to the enclosed and private entertaining area via Pvcu double glazed French doors and including laminated flooring, coving, 2 radiators, tv aerial point, concealed stair to the first floor and cupboard under.

#### OFFICE 1.74m x 1.68m (5'8" x 5'6")

A modern essential with fitted desk and shelving, radiator and Pvcu double glazed window.



#### EXTENSION

Leading from the sitting room via Pvcu door this substantial space offers a host of possibilities and is finished to first fix. The Purchaser has the option to finish the final plaster boarding and decoration to their own taste. All measurements are maximums.

#### UTILITY 3.18m x 2.10m (10'5" x 6'11")

With plumbing fitted but sanitary ware to the Cloak room area is to the purchaser own requirements. Rear access door.

#### DAY ROOM 11.56m x 4.65m (37'11" x 15'4")

A well lit and flexible space linking overlooking the enclosed garden to the front via 4 Pvcu double glazed windows and matching concertina doors opening to the large rear gardens.

#### ENTRANCE LOBBY 2.27m x 1.97m (7'5" x 6'6")

Potential Study area with Pvcu French doors to the front aspect.

#### LANDING

With fitted Linen cupboard and Pvcu window.

#### BEDROOM 1 4.07m x 2.80m (13'5" x 9'2")

A generous, beautifully lit dual aspect room with Pvcu double glazed windows to the front and side and including 2 deep walking wardrobes, tv aerial point and radiator.

#### BEDROOM 2 3.32m x 2.96m (10'11" x 9'8")

(Measure to the wardrobe fronts) A further double room with Pvcu double glazed window, radiator and built in wardrobes to one wall. A sliding door leads to

#### BEDROOM 3 3.90m x 2.86m (12'10" x 9'5")

A dual aspect room with views towards open farmland, radiator and TV aerial point.

#### BATHROOM 2.87m x 2.07m (9'5" x 6'10")

Stylishly appointed with a contemporary suite in white with contrasting light grey slate tiling to include a rectangular vanity basin with mixer tap and cupboard under, wide panelled bath with mixer tap and hand held shower attachment, close





coupled wc, chrome towel radiator, walk-in tiled and glazed shower enclosure with rainwater head, extractor fan and Pvcu double glazed window.

#### **FRONT ANNEX 5.79m x 1.88m (19'0" x 6'2")**

(Maximum measurement) A part finished, plastered room intended as an en suite Bedroom. To be finished to by the Purchaser to their own requirements.

#### **OUTSIDE**

The property enjoys a wide frontage to Brigg Road with extensive reception parking. There is high panel screening which creates a private entertaining storage area. A gated side access allows entry to a detached brick and tile DOUBLE GARAGE with electric door, personel door and further sliding door to the rear. Immediately to the rear of the home there is a terraced area with further brick WORKSHOP and additional STORAGE UNIT. The remainder of the generous garden is primarily laid to grass with newly established shrubs and the wildlife pond is best viewed from timber deck. (The grounds require final landscaping).

#### **PLOT DETAILS**

The property benefits from Planning Permission to erect a single detached Bungalow in the garden area to the side of the Garage under Application number 146150 by West Lindsey District Council on 22nd March 2023.

#### **TENURE**

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

#### **COUNCIL TAX**

We understand that the latest Council Tax banding indicates that the property is a BAND C . We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

#### **FLOOR PLANS**

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.



## ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.



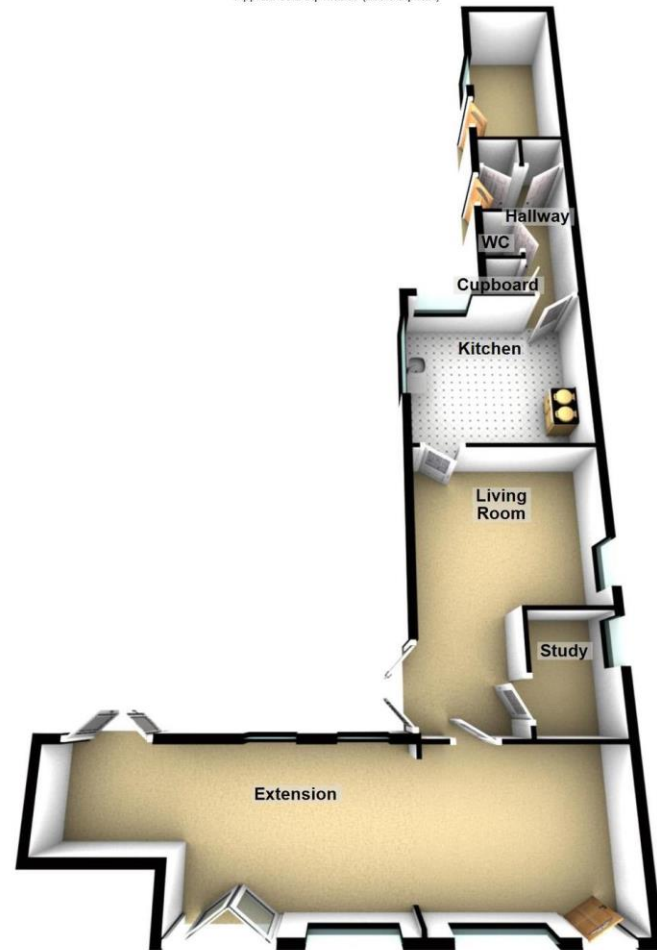






**Ground Floor**

Approx. 86.8 sq. metres (933.8 sq. feet)




**First Floor**

Approx. 47.3 sq. metres (509.0 sq. feet)



Total area: approx. 134.0 sq. metres (1442.8 sq. feet)

| Energy Efficiency Rating                           |                            |  |
|--|----------------------------|--|
|  | Current                    | Potential  |
| <i>Very energy efficient - lower running costs</i> |                            |  |
| (92+) <b>A</b>                                     |                            | 91   |
| (81-91) <b>B</b>                                   |                            |  |
| (69-80) <b>C</b>                                   |                            |  |
| (55-68) <b>D</b>                                   |                            |  |
| (39-54) <b>E</b>                                   |                            |  |
| (21-38) <b>F</b>                                   |                            |  |
| (1-20) <b>G</b>                                    | 15                         |  |
| <i>Not energy efficient - higher running costs</i> |                            |  |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

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