



Carr Lane, Appleby



4



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REDUCED to £460,000



## Key Features

- 0.4 ACRE LANDSCAPED GARDENS
- EASY ACCESS TO COUNTRYSIDE
- EXTENSIVE RECEPTION PARKING
- GARAGE AND WORKSHOP
- SOUGHT AFTER LOCATION
- SOLAR PANELS
- EPC rating C
- Leasehold





Within 2 minutes walk of open countryside and standing in 0.3 acre landscaped grounds this superbly proportioned 4 bedroom detached family home with extensive parking is situated on the fringe of the respected village of Appleby. Beautifully lit throughout the the home offers the flexibility demanded by modern family light with 3 receptions rooms, 2 bathrooms and a large Garden room from which links to the delightful rear gardens. The attached double Garage and workshop cater for the keen hobbyist and the property benefits further from solar panels.

A home designed for life.

**ENTRANCE** 0.00m x 0.00m (0'0" x 0'0")

PVCu double glazed door with side screens, opens to a Porch with tiled floor and wood and glazed door to

**RECEPTION HALL** 0.00m x 0.00m (0'0" x 0'0")

Being L-shaped in plan with PVCu double glazed window, radiator, coving and open tread, balustraded return staircase with double glazed window on the half landing.

**CLOAK ROOM** 1.56m x 1.41m (5'1" x 4'7")

Appointed with a modern suite in white to include a close coupled WC, vanity wash handbasin with cupboards under, tiled to half height, chrome towel radiator, PVCu double glazed window and coving.

**STUDY** 2.65m x 2.43m (8'8" x 8'0")

PVCu double glazed window to the front aspect, radiator and coving

**LOUNGE** 6.08m x 3.65m (19'11" x 12'0")

A dual aspect room with PVCu double glazed windows to the front and rear together with matching sliding patio doors to the rear terrace, three radiators, coving, ceiling rose, TV aerial point, Portland stone fire surround with matching hearth and inset pebble style fireplace. Twin glazed doors lead to



**DINING ROOM** 3.01m x 3.64m (9'11" x 11'11")

A rear facing room with deep PVCu picture window, wood block, flooring, radiator, coving, and ceiling rose.

**KITCHEN** 2.87m x 3.63m (9'5" x 11'11")

Appointed with a range of light oak fronted units with contrasting light grey granite style work surface with inset matching resin sink with mixer tap and cupboards under, space for a dishwasher, wine rack, electric cooker space, a further five base units, extractor and an additional range of eight units at eye level, larder store forming a housing for an upright. Fridge/freezer, quarry tiled floor, Complimentary tiling to half height, coving, PVCu double glazed window. A rounded archway leads to a breakfast area.

**BREAKFAST AREA** 2.26m x 2.65m (7'5" x 8'8")

An adaptable space with radiator, coving, quarry tiled floor and internal door to Garage. Sliding UPVC double glazed windows to the garden room.

**GARDEN ROOM** 4.44m x 5.65m (14'7" x 18'6")

Enjoying views across the landscaped rear gardens with solid roof, PVCu double glazed windows over brick plinths to 3 aspects and 2 radiators. Max measurements

**UTILITY** 2.43m x 0.00m (2'5" x 0'0")

Appointed with a range of gloss fronted high and low grey tops with floor standing boiler, space and plumbing for an automatic washing machine and tumble dryer, 5 units at eye level, triple larder store, quarry tile floor and door to porch

**LANDING** 0.00m x 0.00m (0'0" x 0'0")

With laddered access to the roof space, balustrade rail, airing cupboard and shelved store.

**BEDROOM 1** 3.66m x 3.68m (12'0" x 12'1")

A generous rear facing double room with double glazed window overlooking the garden, radiator, and coving.

**DRESSING ROOM** 1.91m x 1.51m (6'4" x 5'0")

Double glazed window to the rear and robes to one wall with sliding mirror doors. (Measurements to the wardrobe fronts)











**EN SUITE** 1.63m x 2.07m (5'4" x 6'10")

Appointed with a modern suite in white with vanity unit with wash hand basin, wc concealed cistern, full width glazed and tiled shower enclosure with both rainwater head and hand held attachment, fully tiled, double glazed window, chrome radiator, extractor and spot lights.

**BEDROOM 2** 3.03m x 3.64m (9'11" x 11'11")

A rear facing double room with radiator, coving and Pvcu window.

**BEDROOM 3** 3.64m x 2.88m (11'11" x 9'5")

A further rear facing double room with radiator and coving.

**BEDROOM 4** 2.62m x 2.43m (8'7" x 8'0")

A forward facing room with Pvcu double glazed window, double wardrobe and radiator.

**BATHROOM** 3.37m x 3.66m (11'1" x 12'0")

Appointed with a suite in white to include corner bath, glazed and tiled shower enclosure, WC with concealed cistern, vanity unit with inset wash hand basin, tiled to half height, 2 chrome radiators, extractor fan, 2 PVCu double glazed windows and spotlight. (Maximum measurements)

**GARAGE** 5.67m x 5.12m (18'7" x 16'10")

A DOUBLE GARAGE with electric roller door, electric light and power, solar panel control unit and door to Workshop (7.6m by 2.05 m.) with window, radiator, fitted workshop, sink unit and twin doors to the front.

**OUTSIDE** 0.00m x 0.00m (0'0" x 0'0")

Approached over a long reception drive with turning head the property is set back beyond a deep lawn with ornamental shrubs. The rear grounds are a true gardeners delight and best viewed from the full width south facing terrace. Arranged around a manicured lawn the gardens include well stocked and established herbaceous and shrub borders with climber covered walkways, vegetable plot, orchard and garden stores.

**TENURE** 0.00m x 0.00m (0'0" x 0'0")





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

#### **COUNCIL TAX** 0.00m x 0.00m (0'0" x 0'0")

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

#### **FLOOR PLANS** 0.00m x 0.00m (0'0" x 0'0")

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** 0.00m x 0.00m (0'0" x 0'0")

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.

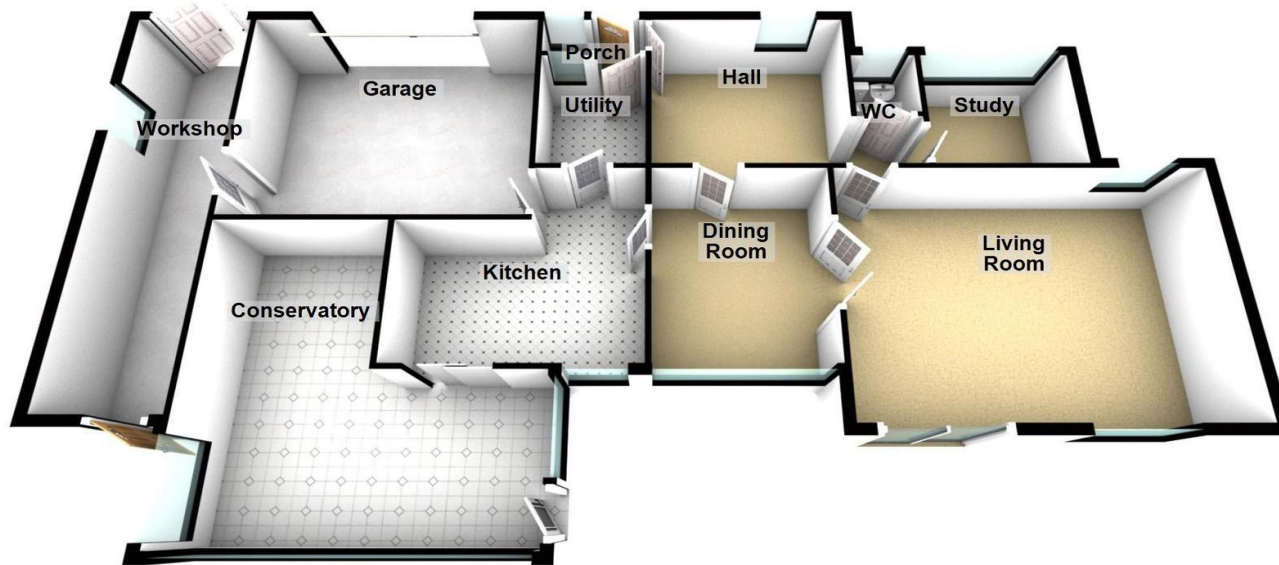






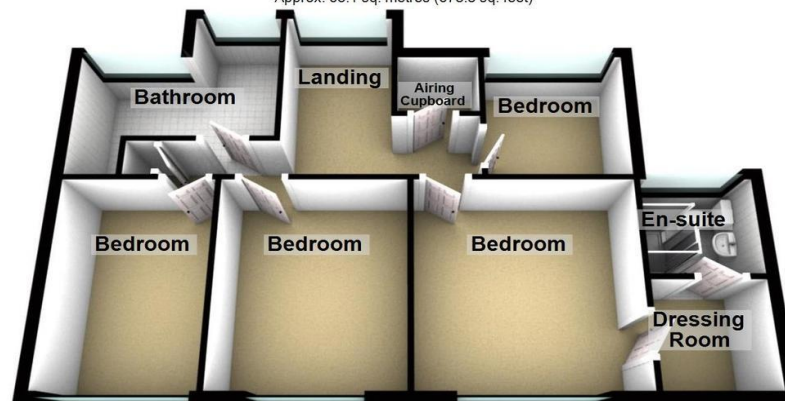
### Ground Floor

Approx. 136.7 sq. metres (1471.0 sq. feet)



### First Floor

Approx. 63.1 sq. metres (678.8 sq. feet)



Total area: approx. 199.7 sq. metres (2149.9 sq. feet)



Address: 4 Carr Lane, Appleby, SCUNTHORPE, DN15 0AH

RRN:

