



Sheep Dyke Lane, Bonby



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2



2

£450,000



Key Features

- OUTSTANDING FAMILY HOME
- LOUNGE WITH WOOD BURNER
- 18' KITCHEN
- DETACHED GYM/WORKSHOP
- GENEROUS GARDENS
- PLANNING TO EXTEND
- EPC RATING C
- FREEHOLD





Discreetly situated in the sought after Wold side village of Bonby this striking detached home offers flexible and versatile family accommodation suited to modern living. The home is designed to offer a warm welcome whether it is family chats in the 17' lounge with its cast iron stove, cosy TV nights in the snug or warm summer evenings in the enclosed gardens with its covered outside kitchen. The detached gym/workshop is ideal for the keen hobbyist or home worker and the planning permission for a ground floor extension makes the home even more appealing.

Sheep Dyke Lane - a warm hug of a home

VIRTUAL TOUR

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ENTRANCE

A uPvc door and windows opens to the reception hall with radiator, return spindle balustraded stair to the first floor and opening to the Snug.

CLOAK ROOM

Appointed with a suite to include a close coupled wc, wash hand basin, extractor fan and tiling to half height.

SNUG 4.79m x 3.1m (15'8" x 10'2")

An informal relaxation zone with radiator, spot lighting and TV aerial point.

LOUNGE 5.21m x 4.1m (17'1" x 13'6")

The principal social space centred on the cast iron wood burning stove with its flagged hearth and inset beam. Overlooking the front gardens this traditionally styled room includes timber style flooring, radiator and TV aerial point.

KITCHEN 6.7m x 6.2m (22'0" x 20'4")

An outstanding family area joining to the dining area and gardens beyond and extensively appointed with a range of oak



effect fronted units with granite style tops including an inset sink unit with flexible mixer tap and filter drinking tap, dishwasher space, inset 5 burner stainless steel gas hob with extractor over, built in double oven with storage over and under, separate dresser unit, metro tiled splash areas, uPvc double glazed windows to 2 aspects, tiled floor, breakfast bar, spot lighting, radiator. (measurements include dining area.)

DINING AREA

Connecting the kitchen to the rear terrace and barbeque area via uPvc French doors and including a radiator and tiled floor.

UTILITY 2.12m x 1.97m (7'0" x 6'6")

A practical space with further sink unit and high and low units to include plumbing for both a tumble dryer and automatic washing machine, uPvc double glazed window, tiled floor and cupboard housing the gas fired central heating boiler.

LANDING

A centrally placed galleried landing with turned spindle rails, radiator, 2 uPvc double glazed window and access to the roof space.

BEDROOM 1 4.18m x 3.02m (13'8" x 9'11")

(Maximum measurements) A forward facing double room with radiator and coving.

EN SUITE

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin, glazed and tiled shower enclosure, vertical radiator, extractor fan, spot lighting and uPvc double glazed window.

BEDROOM 2 5.2m x 4m (17'1" x 13'1")

A generous well lit forward facing double room with uPvc double bow window to the front aspect, radiator, TV aerial point and range of 5 fitted wardrobes to one wall with matching cupboards and drawers.

BEDROOM 3 3m x 3.1m (9'10" x 10'2")

The final side facing bedroom with radiator, built in triple hanging cupboard and uPvc double glazed window





BEDROOM 4 3.1m x 2.6m (10'2" x 8'6")

(Maximum measurements) Enjoying views to the rear gardens via a uPvc double glazed window and including a radiator.

BATHROOM 3.6m x 2.07m (11'10" x 6'10")

A fully tiled modern indulgence with a suite in white to include a bath with side filler tap and hand held shower attachment, floating wash hand basin with drawers under, full width tiled and glazed shower enclosure with rain water head and hand held attachment, vertical radiator, spot lighting and uPvc double glazed window.

OUTSIDE

The property occupies a slightly elevated position and sliding, electronically operated wrought iron gates open to a 4 car reception drive with ev charging point. The remainder of the front is primarily laid to lawn. Immediately to the rear of the home there a broad flagged and walled terrace with an open fronted brick and timber entertainment area with pizza oven, barbeque and refrigerator. Steps lead to the generous garden which is ideal for secure family games. A detached brick built GYM/WORKSHOP (4.98m x 4.90m) with pitched tiled roof is suited to a variety of uses for either the keen hobbyist or stay at home work space. The property is completed by a broad, flagged side amenity area which has the benefit of planning permission to provide even more ground floor accommodation if required.

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 E. 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.

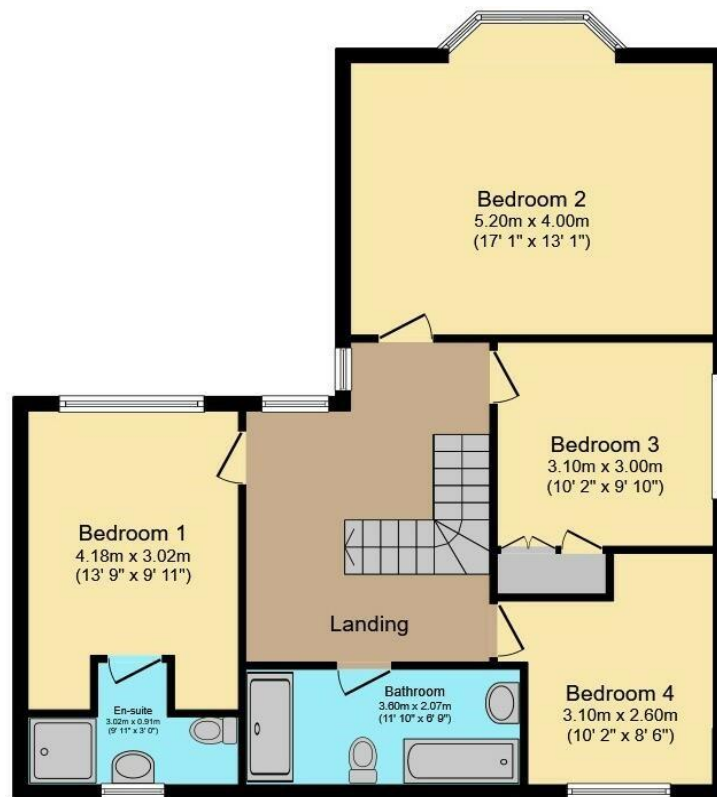
KEY FACTS FOR BUYERS

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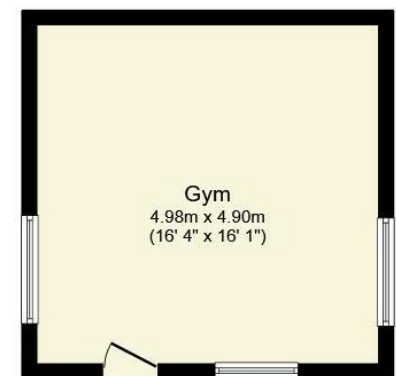




Ground Floor



First Floor



Outbuilding

Total floor area 189.6 sq.m. (2,041 sq.ft.) approx

