



Brigg Road, Moortown



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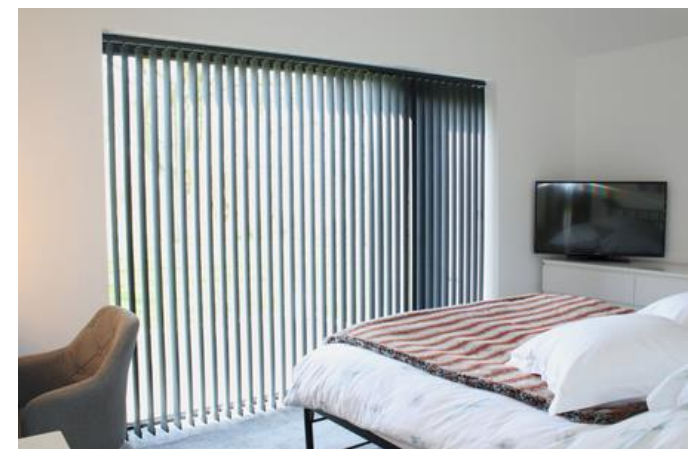
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Offers in Excess of £495,000



Key Features

- CONTEMPORARY DESIGNED
- 1.3 ACRES APPROX
- 25' OPEN PLAN LIVING
- 2 FURTHER RECEPTIONS
- 5 CAR PARKING
- CAISTOR GRAMMAR SCHOOL CATCHMENT
- RURAL NOT REMOTE
- EPC RATING D





DEFINED BY LIGHT.

Set within approx 1.3 acres Burnside is the epitome of contemporary style and offers flexible 4 bedroom accommodation linked by open and vaulted living spaces all linked via warm oak flooring, air conditioning and crisp modern decor. The central 25' open plan living space, with its bespoke kitchen, connects not only to the other parts of the accommodation but also to the grounds by concertina doors to create one space of home and garden. There is flexibility and contrast too: the indulgent master suite balances the more traditional 3 bedrooms which could also be utilised as office or recreation space and a more intimate sitting room is complimented by a south easterly facing snug .

The broad reception parking caters for both family and friends alike to ensure that Burnside is a welcome guaranteed.

VIRTUAL TOUR

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RECEPTION VESTIBULE 3.88m x 1.69m (12'8" x 5'6")

A composite door with screen opens to the vestibule with slate tiled floor, low level lighting and spot lights.

OPEN PLAN LIVING KITCHEN 7.61m x 4.92m (25'0" x 16'1")

A stunning and beautifully lit living space with 4m part vaulted ceiling and 2 concertina doors opening to the western paddock. The crisp, clear lines and decor of the sitting and dining area are complimented by the sleek and contrasting contemporary grey fronted kitchen units which includes a stainless steel sink unit, integrated dishwasher, upright fridge/ freezer, Neff oven with storage over and under, a return breakfast bar with inset Blaupunkt induction hob with concealed, rising extractor. The whole space is unified by limed oak flooring with underfloor heating.

SITTING ROOM 4.94m x 4.15m (16'2" x 13'7")

A more intimate dual aspect private vaulted space connecting to the rear terrace and grounds via patio doors.

SIDE ENTRANCE 3.73m x 1.3m (12'2" x 4'4")

Spot lights and side door.

CLOAK ROOM

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin, tiled splash areas and deep store cupboard.

UTILITY 3.64m x 2.36m (11'11" x 7'8")

a practical space with a range of high and low white fronted units with grey marbled tops including a double stainless steel sink unit, space and plumbing for both an automatic washing machine and tumble dryer, boiler cupboard and additional store.

SNUG 7.14m x 2.39m (23'5" x 7'10")

An ideal space for relaxed entertaining linking the main accommodation to the Master suite with concertina doors to the gardens, high raked ceiling and limed oak flooring

MASTER SUITE

BEDROOM 4.81m x 4.6m (15'10" x 15'1")

A generous dual aspect double room with patio doors opening to the decked seating area, vaulted ceiling, spot lighting and dressing table.

DRESSING AREA

A walk through area fitted with 8 wardrobes and lit by a sky light.

EN SUITE 3.43m x 2.39m (11'4" x 7'10")

An indulgent space with deep bath with side filler and shower attachment, rectangular vanity unit with waterfall tap and drawers under, close coupled wc, walk-in glazed and tiled shower enclosure, spot lighting and chrome towel radiator.





NIGHT HALL

Leading from the Living space.

BEDROOM 2 3.85m x 3.7m (12'7" x 12'1")

A delightful, forward facing double room with walk-in square bay window and a total of 5 fitted wardrobes. (measurements exclude the bay.)

BEDROOM 3 3.67m x 2.65m (12'0" x 8'8")

A further double room with window to the side. (Currently used as an office.)

BEDROOM 4 3.03m x 3.57m (9'11" x 11'8")

The final forward facing bay fronted room with 7 fitted wardrobes. 9maximum measurements into the door.)

BATHROOM 2.41m x 1.98m (7'11" x 6'6")

Stylishly appointed with a modern suite in white to a bath with mixer tap and hand held shower attachment, rectangular vanity basin with waterfall tap and drawers under, close coupled wc, a glazed and tiled walk-in shower enclosure, chrome towel radiator and spot lighting.

OUTSIDE

The property is bounded to the front by grey fencing with a neat lawn beyond. A gravel topped reception area and turning head caters for 5 car parking. The property is secured to either side and there is a side amenity area with garden store and oil storage tank. Immediately to the rear of the home there is a block paved sun terrace which overlooks the grassed garden and paddock.

NOTE

The Vendor informs us that super fast broad band is available at the property with a current speed of 512 MB/S.

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.

KEY FACTS FOR BUYERS

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Ground Floor

Approx. 190.1 sq. metres (2045.7 sq. feet)



Total area: approx. 190.1 sq. metres (2045.7 sq. feet)

