



Church Street, Elsham, Brigg



4



2



3

£375,000



Key Features

- PREMIER VILLAGE LOCATION
- 18' LOUNGE
- LARGE CONSERVATORY
- DOUBLE BEDROOMS
- ENCLOSED REAR GARDENS
- 4 CAR PARKING
- EPC RATING E
- FREEHOLD





Discretely situated in one of the regions' premier location this distinctive detached home offers flexible and generous 4 bedroom family accommodation. A warm welcome is guaranteed via the broad, centrally placed hall and the flow of the hallway leads to an impressive lounge with inglenook fireplace and onto the substantial conservatory which in turn links to the enclosed rear gardens - ideal for informal entertaining. More gentle privacy is ensured by the second sitting room and the study is an essential addition for the home worker. A well lit landing allows access to the Master suite and a family bathroom serves the remaining double bedrooms. Friends and family alike are well catered for by the 4 car reception drive with double garage beyond.

Woodside - home at last.

ENTRANCE

A canopied and lit entrance opens to the broad Hall with fine return, spindle balustraded stair to the first floor, coving and dado rail.

SITTING ROOM 3.56m x 3.23m (11'8" x 10'7")

A multi use, forward facing room with bow window, radiator and coving.

LOUNGE 5.7m x 3.73m (18'8" x 12'2")

A substantial forward facing room focused on the brick built inglenook fireplace with inset beam, quarry tiled hearth and cast iron stove. The room connects to the large conservatory via French doors.

STUDY 2.61m x 2.21m (8'7" x 7'4")

A modern day essential with radiator and fitted wall shelving.

KITCHEN 3.55m x 2.94m (11'7" x 9'7")

A practical working kitchen appointed with an excellent range of high and low oak style units with fitted dishwasher and inset

electric hob with extractor over and oven under. The room opens to the conservatory to form a relaxed living space.

CONSERVATORY 6.34m x 4.76m (20'10" x 15'7")

(MAX MEASUREMENTS) An ideal space for relaxed socialising enjoying views and access to the enclosed rear gardens. The room comprises of Pvcu double glazed windows over brick plinths beneath a vaulted roof with 2 skylights, spot lighting and laminated flooring.

UTILITY 2.5m x 1.6m (8'2" x 5'2")

Providing an additional entrance and housing the floor standing oil fired heating boiler together with plumbing for an automatic washing machine and additional storage units.

CLOAK ROOM

Appointed with a close coupled wc, corner wash hand basin, radiator and tiling to half height.

LANDING

A spacious forward facing space with 2 feature arched windows, gallery rail, radiator, airing cupboard and access to the roof space.

MASTER SUITE

A generous retreat comprising of:

BEDROOM 3.73m x 3.7m (12'2" x 12'1")

A forward facing double room with a range of fitted furniture forming a bedhead recess.

DRESSING ROOM 2.04m x 1.52m (6'8" x 5'0")

(MIN MEASUREMENTS) A range of fitted wardrobes to one wall and window to the rear aspect.

EN SUITE

A full tiled room appointed with a suite in white to include a vanity basin, close coupled wc, full width panelled and glazed shower enclosure and towel radiator.

BEDROOM 2 3.55m x 3m (11'7" x 9'10")

(EXCLUDING DOOR RECESS) A rear facing double room with radiator.



BEDROOM 3 3.55m x 3.23m (11'7" x 10'7")

A forward facing double room with radiator.

BEDROOM 4 2.61m x 2.2m (8'7" x 7'2")

The final double room with radiator and window overlooking the rear garden.

BATHROOM 2.64m x 2.5m (8'8" x 8'2")

A fully tiled room with contrasting tiling to the floor and including a P shaped shower bath with mains shower over, vanity unit with inset basin, close coupled wc and radiator.

OUTSIDE

Situated in a select residential cul de sac the property is fronted by a neat lawn area with ornamental tree and established shrubs. The block paved side drive allows for 4 car reception parking and there is a brick built DOUBLE GARAGE with twin up and over doors. The enclosed and private rear gardens are best viewed from the flagged patio which overlooks a further lawn fringed by established borders and espalier apple tree. There is an amenity area to the rear of the garage which houses both an aluminium framed greenhouse and the oil storage tank.

NOTE

The Vendor informs us that the solar panels are owned by him and are not subject to a Green Deal Loan. The vendor informs us that there is a 6KW battery coupled to the solar panels which significantly reduces electricity consumption.

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

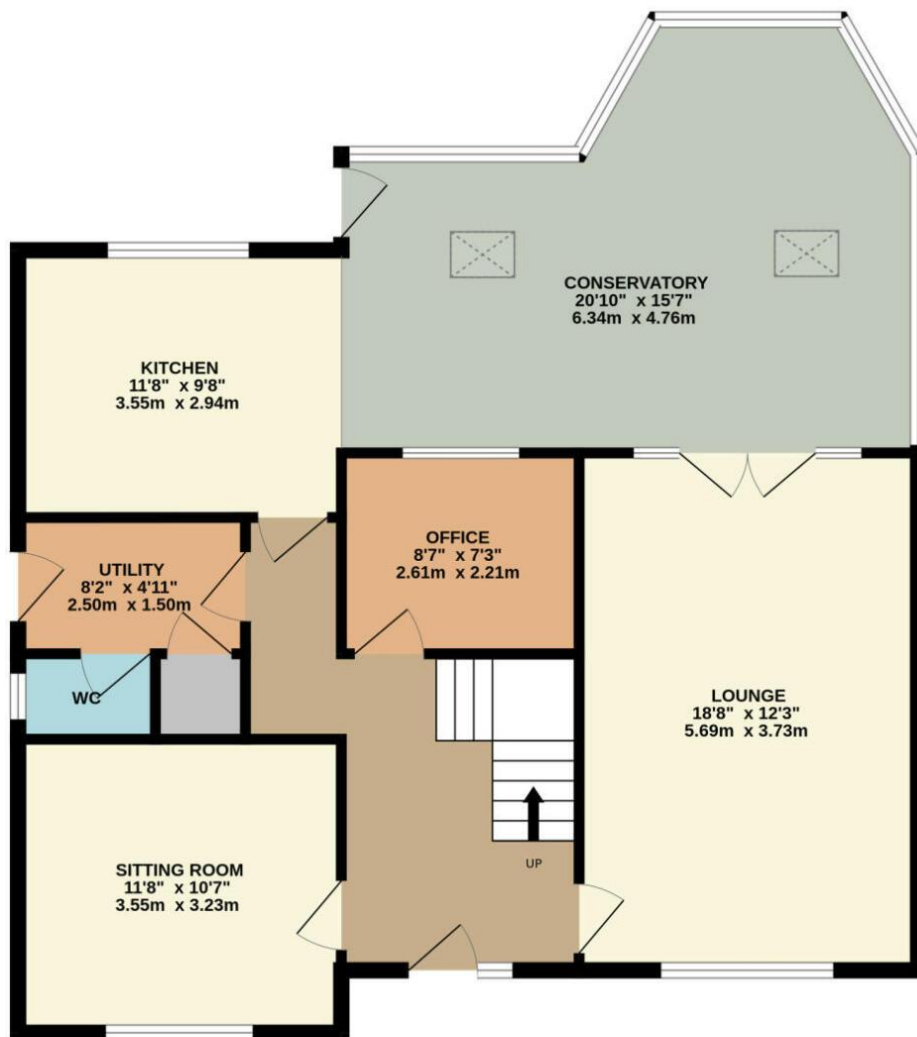
The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS.

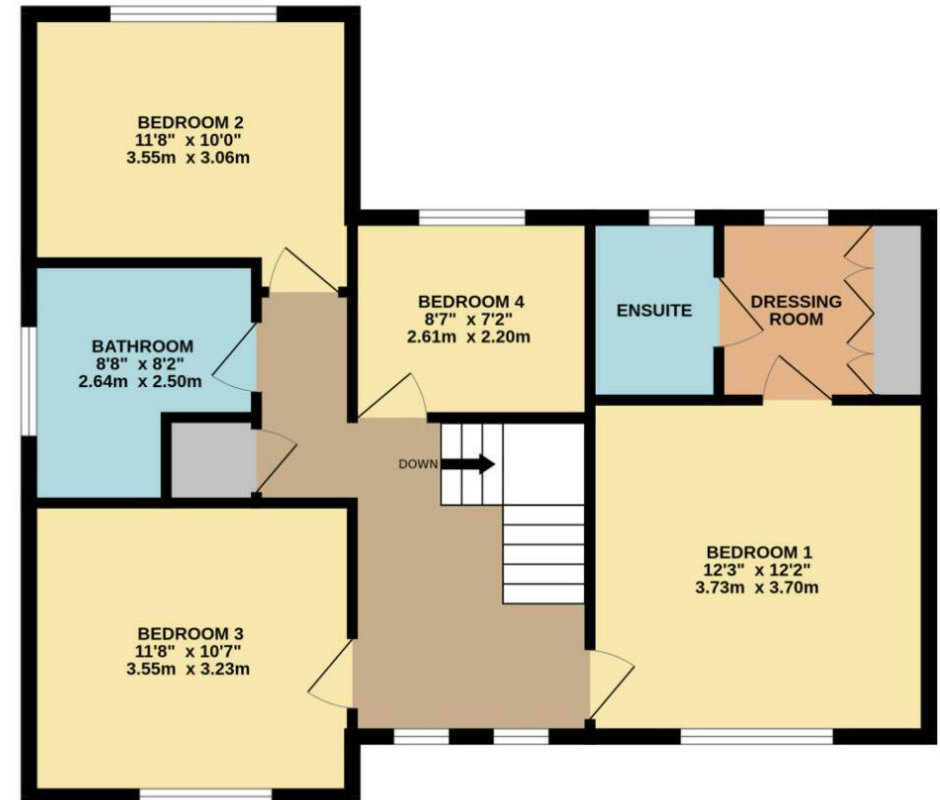
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative 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.



GROUND FLOOR
987 sq.ft. (91.7 sq.m.) approx.



1ST FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 1705 sq.ft. (158.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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