



6 Brunel Avenue, Colsterworth, NG33 5GA

 **NEWTON FALLOWELL**

 6  4  3

Key Features

- Executive Family Home
- Three Storey
- Six Bedrooms
- Bathroom & Two En-suite
- Three Reception Rooms
- Double Garage
- Cloakroom WC
- Large Corner Plot
- EPC Rating C
- Freehold

£575,000





A beautifully presented executive family home, arranged over three floors, offering spacious and well-balanced accommodation throughout. Positioned on a generous corner plot in the picturesque village of Colsterworth, this superb property benefits from a detached double garage and off-road parking for up to six vehicles.

The accommodation briefly comprises an entrance hall, a cloakroom with WC, a living room, a dining room, a study, a breakfast kitchen and a utility room. Across the two upper floors are six bedrooms, including a principal bedroom with a walk-in wardrobe and an en-suite shower room. To the rear is a walled and enclosed garden, mainly laid to lawn with established shrub borders, a paved patio area and a covered pergola offering further outdoor seating space.

The home is entered via a double-glazed front door beneath a storm porch, leading into a welcoming entrance hall. A useful cupboard under the stairs has been professionally configured as a comms room, housing the termination point for Cat6a wired networking, which runs throughout the house and garage. The triple-aspect living room is light and airy, with dual windows, French doors to the rear garden, wooden flooring, and a contemporary wood burner. At the front of the house are two further reception rooms, both with bay windows, currently used as a snug with the master telephone socket and TV point, and a cinema/second snug. The breakfast kitchen is well appointed with soft-close wall and base units, roll-top work surfaces, ceramic sink and drainer with a filtered water tap, NEFF eye-level double ovens, five-ring gas hob with stainless steel splashback and extractor, and integrated BOSCH fridge freezer and dishwasher. There is ample space for dining, ceiling spotlights, and French doors opening to the rear garden. The utility room continues the kitchen units and provides space and plumbing for washing machines and tumble dryers. On the first floor are four generously sized bedrooms (two king-sized and two doubles), and a family bathroom, including a triple-aspect principal super-king suite with a walk-in fitted wardrobe, TV point, and a spacious four-piece en-suite.





The top floor features a spacious galleried landing that is also used as a study, leading to two further bedrooms. One is an expansive super-king suite with a dormer window to the front, a skylight to the rear, double fitted wardrobes, TV point, and a stylish en-suite shower room.

Entrance Hall

Cloakroom WC

Living Room 5.56m x 4.19m (18'2" x 13'8")

Dining Room 3.84m x 3.12m (12'7" x 10'2")

Breakfast Kitchen 4.7m x 3.76m (15'5" x 12'4")

Utility Room 2.06m x 1.93m (6'10" x 6'4")

Bedroom One 5.44m x 4.22m (17'10" x 13'10")

En-suite Bath/Shower

Bedroom Two 5m x 3.53m (16'5" x 11'7")

Family Bathroom

Bedroom Three 3.84m x 2.92m (12'7" x 9'7")

Bedroom Four 3.94m x 2.97m (12'11" x 9'8")

Bedroom Five 3.45m x 2.67m (11'4" x 8'10")

Bedroom Six 4.37m x 2.51m (14'4" x 8'2")

En-suite Shower

Additional features include:

Cat6a wired networking throughout, terminating in the comms cupboard.

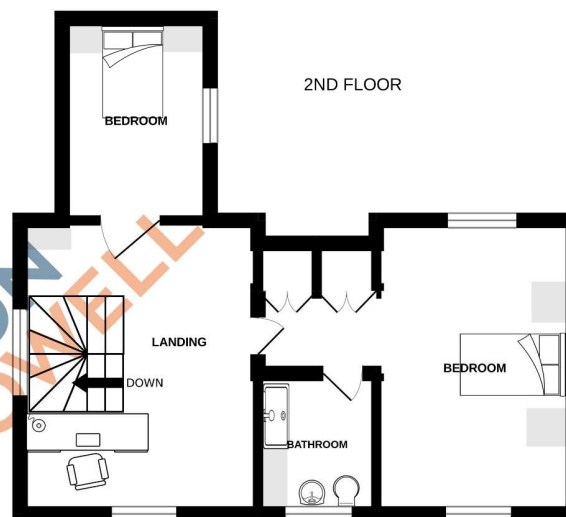
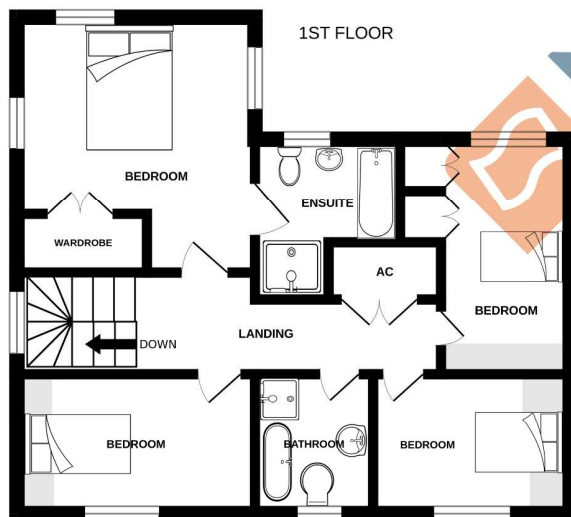
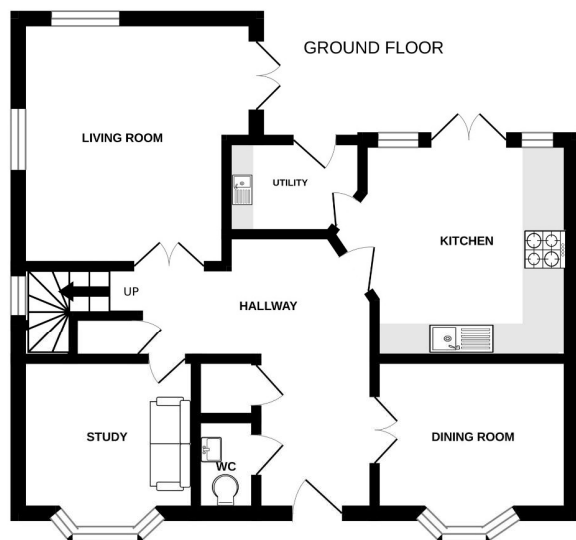
SmartHome LED and standard LED lighting fitted throughout, including outdoor LED lights, multiple IP65 outdoor power sockets, full wiring for CCTV and 7Kw HyperVolt EV charging point.

Dual-zone NEST controlled heating system, Worcester BOSCH upgraded boiler.

Cinema setup in the garage, including High-Definition projector, screen, surround sound system and Apple TV, all of which will remain unless otherwise requested.







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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council
Council Tax Band: F

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

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 £300 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 £200 if you use their services.

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