



PEMBROKE GROVE, GLINTON, PE6 7LG
£775,000 FREEHOLD

A GRAND AND EXCEPTIONAL FAMILY HOME OF GENEROUS PROPORTIONS, SUPERBLY POSITIONED TOWARD THE END OF AN EXCLUSIVE ENCLAVE ADJOINING OPEN FARMLAND WITH SOUTH AND WEST FACING GARDENS. WELL-APPOINTED THROUGHOUT WITH VERSATILE, ATTRACTIVE LIVING SPACE AND A WONDERFUL FLOW.

Market Deeping | 01778 347098 | marketdeeping@winkworth.co.uk



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RECEPTION HALL

12'2 x 13'7 a grand and impressive reception greet you, with stairs sweeping around to the first-floor accommodation, radiator, wall lights and finished with wood flooring.

CLOAKROOM

Comprising a modern two-piece suite, low level WC and wash hand basin, tiled flooring and extractor fan.

HOME OFFICE

11'2 x 8'2 a great space to work from home with UPVC window to the front aspect, radiator and wood flooring.

SITTING ROOM

16'8 x 17'11 a generous reception room to entertain and relax with UPVC bay window to the front aspect, dual radiators, wall light points and feature fireplace with living flame gas fire inset.

DINING ROOM

16'8 x 10'5 a light and versatile reception room, great for family gatherings, with UPVC window to the side aspect and UPVC French doors onto the southerly facing rear gardens and radiator.

FAMILY ROOM

19'2 x 13'2 a fantastic living space, a striking room with part vaulted ceiling and enjoying garden views to the south and west, a bright room with triple UPVC windows to one side, further Dual UPVC windows to the rear and Dual UPVC windows and French doors to the opposite side aspect, finished with wood flooring, wall lights and dual radiators.

KITCHEN DAY ROOM

18'3 x 14' (max) a beautiful room, well-appointed with UPVC French doors onto the rear gardens, comprising a range of quality base and eye level storage units incorporating granite work surface with 1 ¼ sink inset and mixer tap over,

integrated double oven including steam oven and further microwave oven, induction hob, integrated dishwasher, integrated full-size fridge, vertical radiator and ceiling spotlights.

LAUNDRY/UTILITY

15'9 x 7'8 with UPVC window and stable door to the rear aspect, incorporating base level storage, granite work surface and stainless-steel sink inset, fridge freezer space, plumbing and space for washing machine, integrated freezer, vertical radiator, ceiling spotlights and pedestrian door to the double garage.

GALLERIED LANDING

A generous and light landing with UPVC window to the front aspect and loft access part boarded with shelving and loft ladder.

PRINCIPAL BEDROOM

16'9 x 14'7 an opulent room with dual aspect UPVC windows to the front and side, radiator and fitted dual double wardrobes.

EN SUITE

9'11 x 8'10 with frosted UPVC window to the front aspect, comprising a three-piece suite, low level WC, wash hand basin and shower cubicle, chrome heated towel rail, fully tiled walls and tiled flooring.

BEDROOM

16'8 x 11'10 another generous bedroom with dual aspect UPVC windows to the side and rear enjoying surrounding field views, radiator and fitted double wardrobe.

BEDROOM

12'6 x 10'6 with UPVC window to the rear aspect and views over fields, radiator and fitted double wardrobe.

BEDROOM

11'5 x 8'8 a good double bedroom with UPVC window to the front aspect and radiator.

BATHROOM

10'1 x 8'4 with frosted UPVC window to the rear aspect, comprising a modern four-piece suite, low level WC, wash hand basin, oversize corner shower with glass screen and panel bath, tiled splash backs, chrome heated towel rail and ceiling spotlights.

GAMES ROOM/BEDROOM

17'8 x 21'3 a wonderful and versatile space, a generous bedroom suite or gym or games room with dual UPVC windows to the front aspect and dual Velux windows to the rear, twin radiator, and bespoke fitted furniture including dual double storage cupboards.

OUTSIDE

A superb position within the ever-popular village of Ginton and walking distance to the renowned Arther Mellows Village College, set at the beck of an attractive enclave and adjoining open countryside to the side and rear. The frontage is partially enclosed by mature hedging with large front garden, mainly laid to lawn and gravel, a double width driveway leads to a DOUBLE GARAGE 17' x 18' with twin up and over doors, pedestrian door, and wall mounted boiler. Gated access to the wraparound rear and side gardens, enclosed by fencing and mature hedging, landscaped with neat, shaped lawns, patio seating areas and further edged pebble seating area with a selection of mature planting.



GROUND FLOOR
1773 sq.ft. (164.7 sq.m.) approx.



1ST FLOOR
1465 sq.ft. (136.1 sq.m.) approx.



TOTAL FLOOR AREA: 3238 sq.ft. (300.9 sq.m.) approx.

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