



The Rise, Plough Hill
Potterhanworth, Lincoln. LN4 2AU

BELL





The Rise, Plough Hill Potterhanworth

Stunning, substantial detached family residence, standing in 0.6 acre (sts) with sweeping gravel driveway, double garage, landscaped rear garden with seating areas, lawns.

Accommodation comprises; entrance hall, large sitting room, expansive living dining kitchen, stunning garden room with vaulted ceilings, family room/office, snug, laundry room and cloakroom; master and guest bedrooms with en-suite facilities, two further bedrooms, family bathroom.

A formal viewing is genuinely highly recommended.

ACCOMMODATION

Good Sized Entrance Hallway having an attractive contemporary design style front entrance door with double glazed panel; feature return staircase up to the first floor gallery landing, built-in under stairs cloaks/storage cupboard containing the Worcester gas fired central heating boiler, tiled floor, radiator and inset ceiling spotlight fittings. Archway through to central hallway and attractive oak ledged and braced cottage style doors through to family room/home office and to:

Sitting Room of excellent proportions and having delightful views out over the grounds to both front and rear of the house; attractive stone style feature fireplace with contemporary design style gas fire, ceiling cornice and roses, and two radiators.

Family Room with an appealing westerly outlook over the rear garden; pine floorboards, coving, picture rail in part and radiator.

Central Hallway with a westerly view out over the rear garden, tiled floor and inset ceiling spotlight fittings. Oak ledged and braced cottage style door through to the dining kitchen and to:

Snug a delightful reception room with a very pleasant view out over the driveway and front garden; fireplace with wood burning stove inset on a tiled hearth with an accompanying simple, yet appealing fire surround and mantle; coving, wood style laminate flooring and radiator.





Expansive Living Dining Kitchen having a most appealing easterly outlook across the front grounds; a very comprehensive range of fitted kitchen units comprising; single drainer one and a half bowl stainless steel sink unit with cupboard space beneath and fitted work surface to one side providing room for a dishwasher below; an adjoining tall corner pantry cupboard. To the opposite side of the sink unit the work surface extends around the adjoining wall with corner carousel cupboard and accompanying general storage cupboard space below, room to one side for a large American style fridge/freezer as required. To the opposite side of the room is a further area of work surface with corner carousel cupboard and additional drawer and cupboard space below, ceramic style hob to surface with concealed cooker hood and comprehensive range of wall units above, a built-in brushed style feature oven grill to one side with cupboard space above and beneath. room, splash back to all fitted work surface areas, tiled floor, two radiators and ceiling spotlight fittings. There is a good size dining area to the centre of the room. Attractive oak ledged and braced cottage style door through to adjoining laundry room and a large open feature archway to:

Outstanding Contemporary Design Style Garden Room having high vaulted ceiling level with Velux roof windows, large feature floor to ceiling window casements to gable end and exposed roof timber; wood style laminate flooring, radiator and inset ceiling spotlight fittings. Double glazed sliding patio doors providing access out onto the rear garden patio to the north, and double glazed side entrance door providing access to the grounds to the south.

Laundry/Utility Room having a very pleasant westerly outlook out across the rear garden patio area and gazebo terrace. There is an area of fitted work surface across one wall with single drainer stainless steel sink unit inset, cupboard space and room for laundry white goods beneath, with room to one corner for an upright fridge/freezer. To one end of the room there is a good size walk-in shelved storage/larder cupboard. Tiled splash back to all fitted work surface areas, tiled floor, access to roof space, radiator and extractor vent. uPVC obscure double glazed rear entrance door to grounds, service doors through to integral garage and to:

Cloakroom comprising; low-level WC, pedestal wash hand basin, tiling to all walls to at least dado rail height, tiled floor, wall mounted toiletry cabinet, ladderback style radiator/towel rail and extractor vent.





First Floor

Gallery Landing having sloping ceiling levels and dormer window providing a very appealing view down over the front gardens and driveway, as well as beyond between the trees towards Witham Valley countryside, and hills of the Lincolnshire Wolds on the far horizon. There is extensive built in storage cupboard space across one wall, two access points to the roof space, radiator and inset ceiling spotlight fittings. Oak contemporary design style doors through to adjoining bedroom accommodation.

Bedroom 4 with an easterly outlook down over the front grounds and beyond in between the trees towards the Witham Valley countryside; coving and radiator.

Guest Bedroom 2 with a very pleasant westerly view down over the rear grounds; coving and radiator. Door to:

En-Suite Shower Room having a predominately sloping ceiling level, shower cubicle to one corner with accompanying shower fitting and full height wall tiling, wash hand basin with tiled splash back above and low level WC. Ladderback style radiator/towel rail, inset ceiling spotlight fittings and extractor vent.

Family Bathroom having sloping ceiling in part and attractive contemporary design style appointment comprising; panelled bath, low level WC, wash hand basin with toiletry cabinet and drawer space below, mirror panelled medicine cabinet above. Built-in airing cupboard containing the insulated hot water cylinder, built-in linen cupboard to one corner; attractive tiling and wall panelling in part around the suite area, tiled floor, radiator and inset ceiling spotlight fittings.

Master Bedroom of excellent proportions with a pleasant view down over the rear grounds; coving and radiator. Door through to:

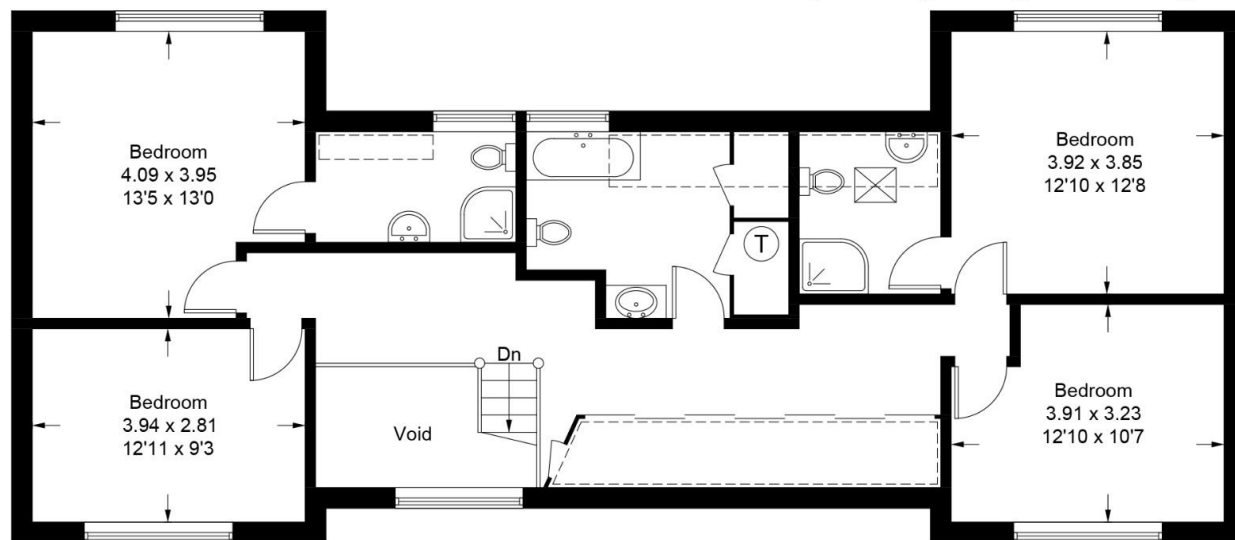
En-Suite Shower Room having sloping ceiling level with roof window, Cornish Cooper shower cubicle with fitting and accompanying mermaid board style splash back to wall, wash hand basin with toiletry cabinet beneath and low level WC. Mirror panel medicine cabinet, wall tiling in part, ladderback style radiator/towel rail, ceiling spotlight fittings and extractor vent.

Bedroom 3 having an appealing view to the east across the driveway and front gardens; quality contemporary design style fitted wardrobe space around two walls with sliding dressing mirror panelled doors and a cushioned corner dressing bench, coving and radiator.



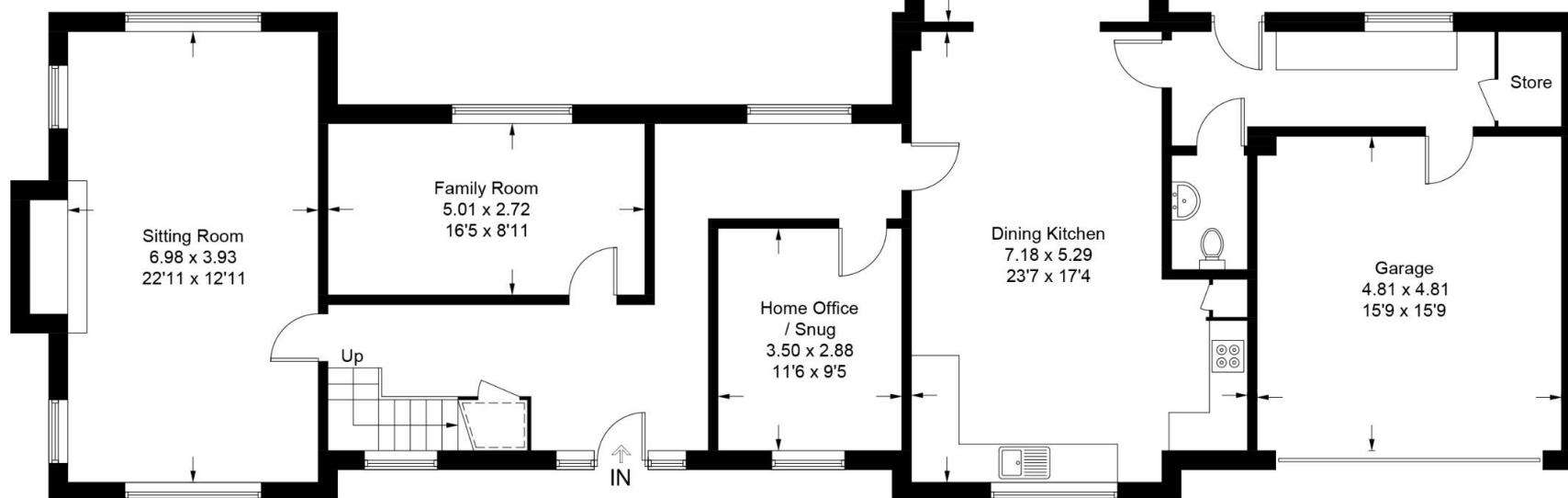
The Rise

Approximate Gross Internal Area
 Ground Floor = 161.3 sq m / 1736 sq ft
 First Floor = 99.0 sq m / 1066 sq ft
 Total = 260.3 sq m / 2802 sq ft
 (Including Garage / Excluding Void)



First Floor

= Reduced headroom below 1.5m / 5'0"



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTSIDE

The house stands in substantial private grounds of 0.6 of an acre. There is a shared gravel driveway apron with five bar double gates providing access into the grounds. The driveway sweeps round into the grounds and runs up and around to the front eastern elevation, with ample car parking area to one-side for the family. There is a good size **Integral Garage** with electric roller blind door, service door through to the adjoining laundry/utility room, fluorescent lighting strips and power points.

The large front garden is sheltered by very attractive, mature conifer and deciduous trees with an accompanying large formal area of lawn from where there are steps up through the terrace to copiously stocked raised flowerbed/border to the driveway along the eastern frontage of the house. A pedestrian gateway provides access to the rear down the northern gable end of the garage where there is a panel fence enclosed garden/ bin storage area.

The well enclosed, sheltered and thoughtfully landscaped rear gardens adjoin the western elevation of the house, with a large paved patio area onto which the sliding patio doors of the Garden Room open and from where there are steps up to the terraced gazebo covered seating deck. To the north end of the grounds there is an area of formal lawn with an apple orchard and an old Summerhouse. The gardens also extend further to the south across the rear of the house offering a further raised paved patio terrace and area of lawn. This attractive garden has mature, sheltering trees and extensive shrubbery. There are exterior light fittings, water tap, exterior power points and an EV charger to the front driveway.



North Kesteven District Council – Tax band: E

ENERGY PERFORMANCE RATING: D

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office

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