



1 Beck Hill
Reepham, Lincoln. LN3 4EN

BELL





1 Beck Hill

Reepham, Lincoln

This is an outstanding contemporary design style residence (GIFA 2012 ft² / 187 m²) offering very well presented family accommodation with four bedrooms of which a formal viewing is highly recommended. It stands in a well enclosed, surprisingly private landscaped grounds of 0.12 of acres (sts).

The house is located in what is an exclusive close of Eco houses built by 'Gusto Homes', a very well-respected developer renowned across the region for their eye catching, innovative home designs. There is zoned underfloor heating to the ground floor and radiators to the first floor, solar hot water heating and a rainwater harvesting system.

Reepham is just 2.6 miles (approx. 6 minutes) from the historic City of Lincoln and its eastern bypass and offers a very comprehensive range of shopping and social facilities.

ACCOMMODATION

Large Feature Entrance Hall having a contemporary style front entrance door, quality oak staircase up to first floor gallery landing above. The hall has a tiled floor and inset ceiling spot lights. Steps descend from the hall into a large:

Stunning Living Dining Kitchen enjoys a delightful westerly outlook into the grounds from the large sliding patio door which provides access out into the garden. High quality, contemporary kitchen units comprising; stainless steel single drainer, double sink with waste disposal unit, Built-in microwave/combination oven and a built in Bosch dishwasher. Hotpoint, five ring gas stove inset with brushed steel splashback sits beneath a Neff cooker hood with accompanying wall cupboard/china cabinet space set on either side. American style fridge/freezer with water feed and accompanying built-in shelf space above.





A good sized island with granite work surface, cupboard space and deep pan/storage drawers below set to the centre of the kitchen area. To one side of the room there is a good-sized dining area with feature copper light above the table. The floor is tiled.

Cloakroom comprising a wash hand basin inset to a washstand with toiletry cabinet space below, accompanying tiled splash back above, low level WC and tiled floor.

Home Office/Sitting Room overlooking the Close and having fitted office furniture across one wall with storage cupboards, drawers and shelf space; coving and tiled floor.

Living Room a delightful family reception space, one end of which features a glass extension with two picture windows overlooking the garden and a fireplace suitable for an electric feature fire. French doors also provide access out into the rear garden. There is coving, engineered oak flooring and tiling at the glass end. There is a Mitsubishi Heavy Industries air-conditioning unit. A solid oak door with decorative glazed insets through to:

Studio/Conservatory of excellent proportions enjoying both westerly and northerly views over the grounds, with French doors providing access out onto a garden patio area. Tiled floor and a Mitsubishi Heavy Industries air-conditioning unit (heating and cooling).

Good Sized Laundry Room having a comprehensive range of fitted units comprising; single drainer stainless steel sink unit with cupboard space below and shelving above, adjoining fitted work surface to one side with room beneath for appropriate laundry white goods and above a wall cupboard unit. A second upright fridge/freezer is included as a substantial drinks' fridge. Further fitted cupboard space and tall storage cupboard unit containing the Baxi 600 gas fired central heating boiler and the Beam household vacuum system unit. To the opposite side of the room there is a further extensive range of storage cupboard space and shelving. There are tiled splash backs to all fitted work surface areas, tiled floor, coving, and fluorescent lighting strip. Side entrance door to grounds.

First Floor

A delightful large **Gallery Landing** with oak balustrade and a large feature south facing window casement; built-in airing cupboard containing the insulated hot water cylinder. Oak inlaid style panelled doors through to all adjoining accommodation.





Bedroom (front south west) having a very pleasant view to the south over the front of the property and across to other neighbouring quality homes in the Close; coving and radiator.

Bedroom (front south east) with a southerly outlook across Beck Hill; coving, access to roof space and radiator.

Bedroom (Rear North) having a very pleasant view down over the rear garden towards the raised seating deck with gazebo/hot tub area; built-in clothes closet to one corner, coving and radiator.

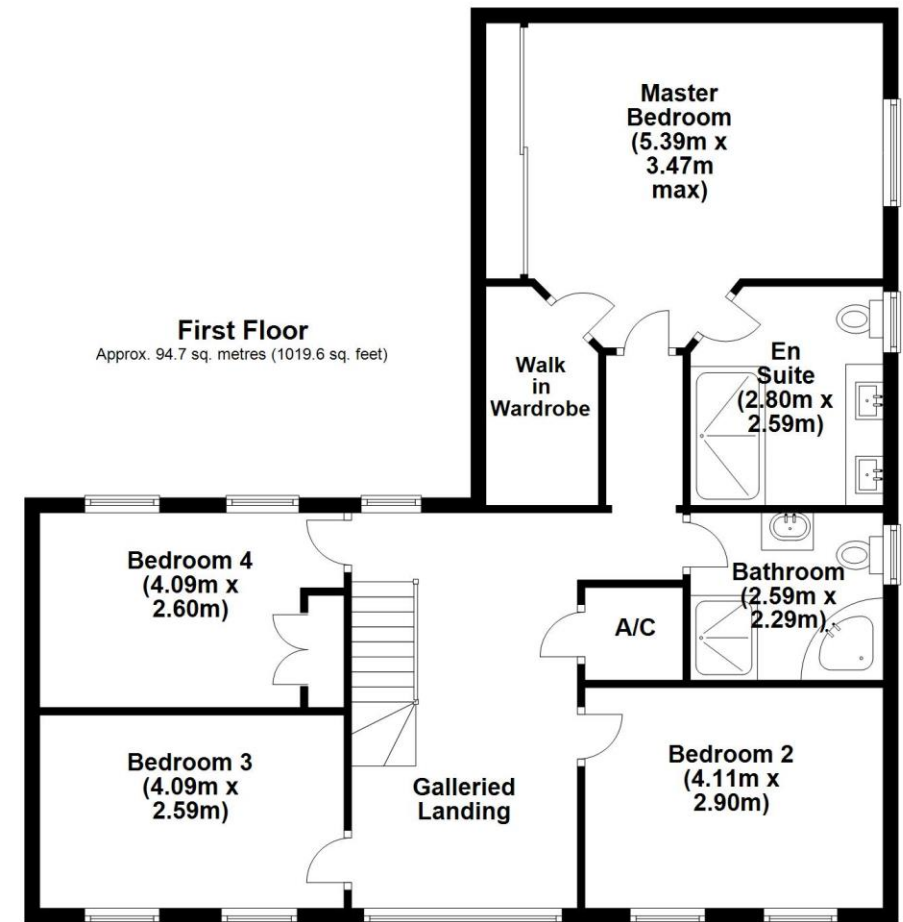
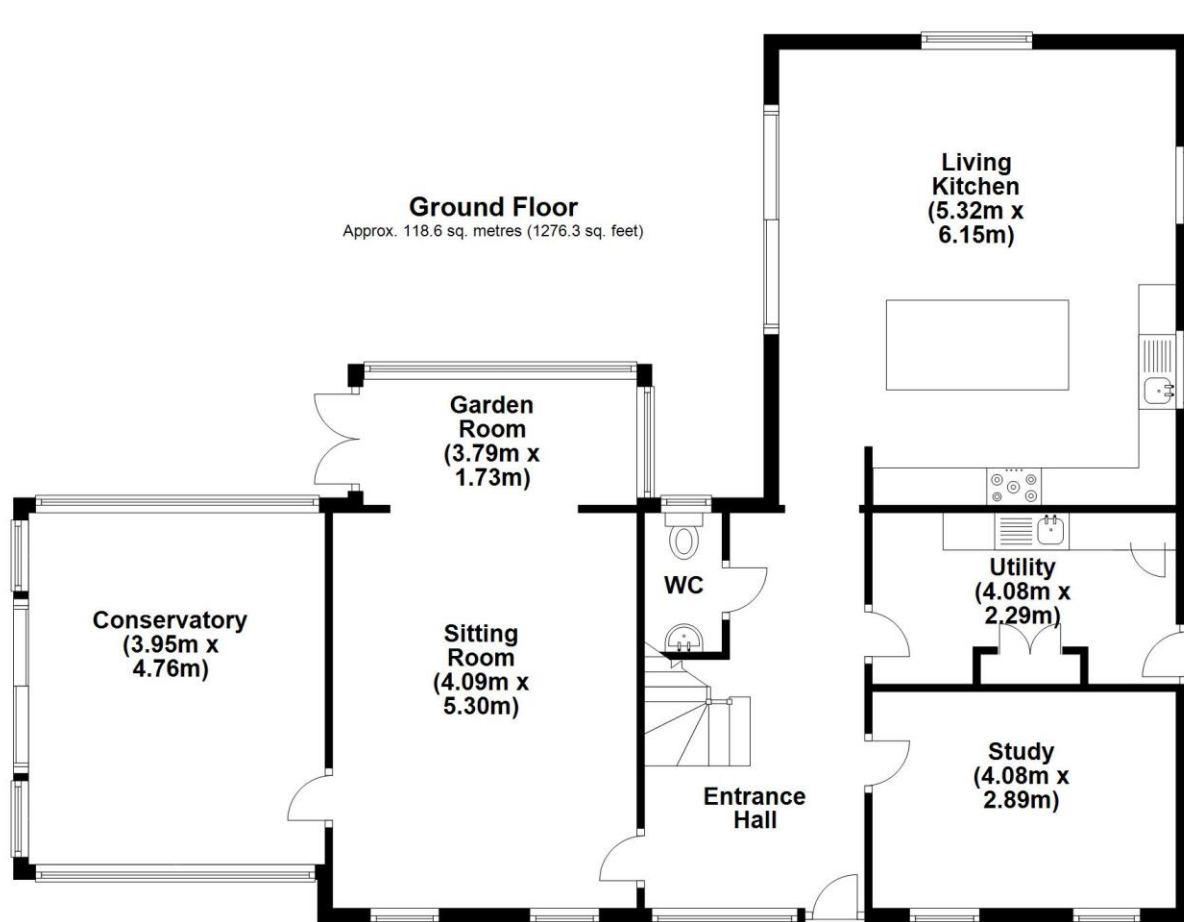
Family Bathroom newly fitted with contemporary design style appointment comprising; oval freestanding bath to one corner with mixer tap and shower attachment, a good size shower cubicle to one wall with Aqualisa Quartz shower fitting and mermaid board style splashback to full height; wash hand basin inset to an attractive washstand with toiletry cabinet space below and low level WC. Tiling to all walls to at least dado rail height about suite area, coving, attractive pattern tiled flooring, ladderback style radiator/towel rail, ceiling spotlight fittings and extractor event.

Rear Landing with oak flooring and steps down to:

Principal Bedroom having a southerly aspect; high feature ceiling level, extensive built in wardrobe space across one wall, floor to ceiling sliding doors with dressing mirrors, a substantial walk-in clothes closet with fitted shelving and hanging space and radiator. A wall mounted Mitsubishi Heavy Industries air-conditioning unit (heating and cooling). Oak style inlaid panelled door through to:

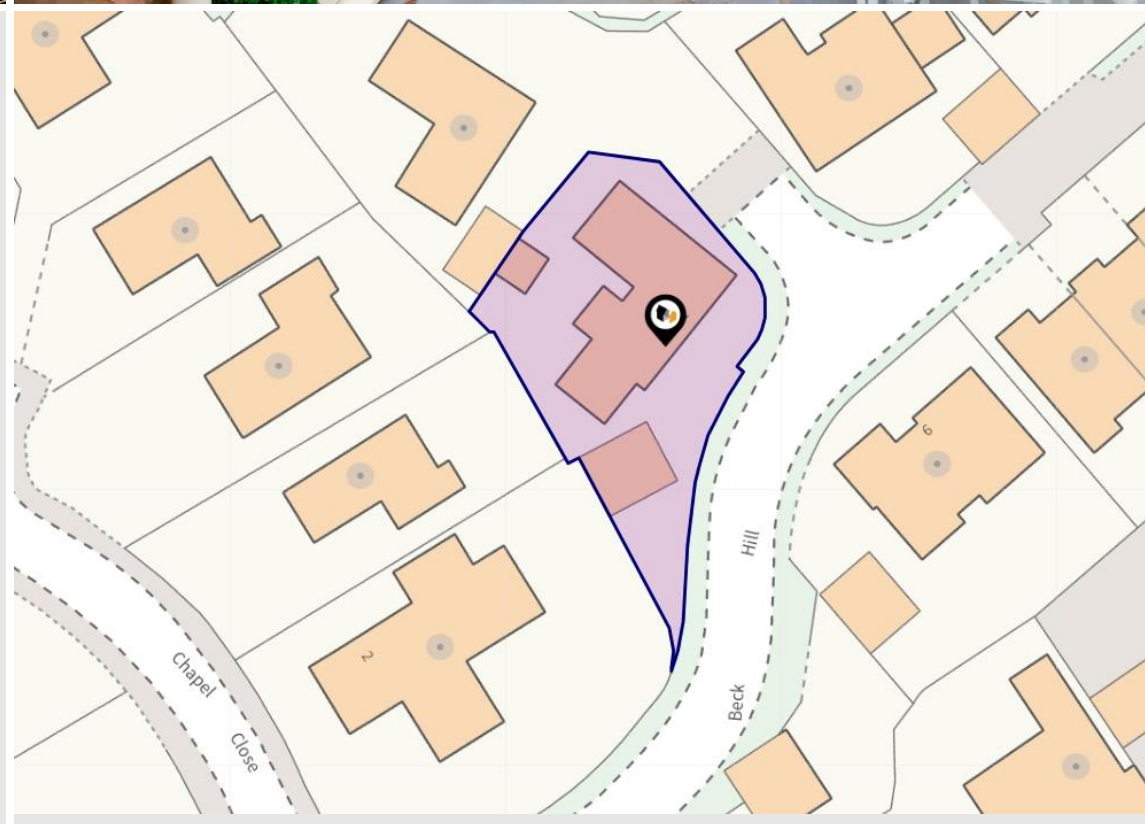
Feature En-suite Shower Room having substantial walk in shower cubicle with glazed side panel and Aqualisa Quartz shower fitting with accompanying wall tiling to full height, his and hers wash hand basins inset to washstands with toiletry cabinet space below. Tiling to all walls to at least dado rail height, attractive pattern tile flooring, ladderback style radiator/towel rail ceiling spotlight fitting, wall lights and extractor vent.





Total area: approx. 213.3 sq. metres (2295.9 sq. feet)

The marketing plan/s shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.



OUTSIDE

The house stands in very attractive and prominent location in the Close and is approached across a block paved driveway which provide more than ample parking for family and visitors as well as access to the detached **Double Garage** with electric roller blind door, service door to rear, part board roof trusses for storage, rainwater harvester water tap, light fitting and power points. To the roadside adjoining the garage there is an area of landscaped low maintenance garden with gravel containing good a range of mature shrubs and a birch tree. There are steps and a ramp walkway down from the driveway to the front door, a gravel and paved seating area with shading cherry tree and a climbing hydrangea to one side. There is gated pedestrian access down both the eastern and western elevations to the rear.

The rear garden is surprisingly private being feature wall and fence enclosed as appropriate. It has been very delightfully landscaped and zoned with patio areas onto which the Studio and Living Room have access, an area of formal lawn with accompanying beds/borders and a good-sized area of paved patio with a sun awning above attached to the western elevation of the house, onto which the sliding patio door of the Living Dining Kitchen opens. Set along the rear northern boundary in part, there is a raised deck with an attractive gazebo covered seating area and space to one side for the hot tub which is included in the sale. There is a further small area of lawn set to the north eastern corner of the grounds with shading trees. There are useful storage sheds, an outside water tap, feature exterior lighting fittings and power points.

West Lindsey District Council – Tax band: F

ENERGY PERFORMANCE RATING: D

Main electric, water, drainage. Gas fired heating. Solar panels connected for hot water.

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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Prime Location on the Fringe of Reepham

The property is located on the northern country edge of Reepham, an ever-popular Lincolnshire village offering a range of local amenities, including:

- Reepham Church of England Primary School.
- Village Store/Post Office for everyday essentials.
- Local public house.
- Regular bus service providing convenient access to Lincoln.

The adjacent village of Cherry Willingham offers further amenities, including:

- Cherry Willingham Community School – A well-regarded secondary school.
- Doctor's surgery and pharmacy.
- Co-op Supermarket and additional local shops.

Convenient Access to Lincoln & Surrounding Areas

Reepham is ideally located just 2.6 miles (approx. 6 minutes) from the historic City of Lincoln and its eastern bypass, ensuring quick and easy access to both the city and major road networks. Lincoln itself offers a wide range of shopping, dining, and cultural attractions, including:

- The Castle and Cathedral Quarter – The historic and cultural heart of the city.
- Well-respected state and private schools.
- Lincoln University, an ever growing institution set around the Brayford Pool Marina.

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