

Twin Pines, School Lane, Wilbarston, LE16 8QN



£550,000

This individual and extremely spacious home occupies an elevated position on a larger than average plot having a delightful leafy outlook over open countryside. This immaculately presented home offers versatile and flexible accommodation over split levels making this home a great proposition for families or downsizers. Situated in the highly convenient village of Wilbarston boasting excellent local amenities, post office, pub and primary school having excellent road and rail links close by. The accommodation briefly comprises: Entrance vestibule, open plan lounge/diner, kitchen, WC, study area, lower ground floor bedroom/further reception room, a spacious principal bedroom, three further bedrooms and family bathroom to the upper floor. Outside the property has a sweeping driveway, lawned front garden, double garage and an extremely private large rear garden with summer house. Viewing is highly recommended to truly appreciate the superb level of presentation, living space and wonderful plot! NO CHAIN!

Service without compromise

Entrance Vestibule 5'10 x 5'9 (1.78m x 1.75m)



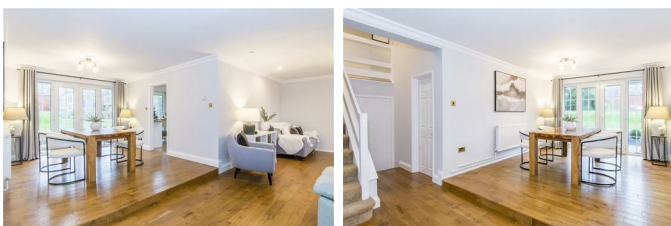
Accessed via a UPVC double glazed front door. Engineered wooden flooring. Double doors through to:

Lounge Area 18'5 x 15'9 (5.61m x 4.80m)



UPVC double glazed bow window to front aspect. Step up to: Dining area. Doors to: WC and garage. Stairs rising to: First floor. Engineered wooden flooring. TV and telephone point. 2 x Radiators.

Dining Area 11'11 x 10'6 (3.63m x 3.20m)



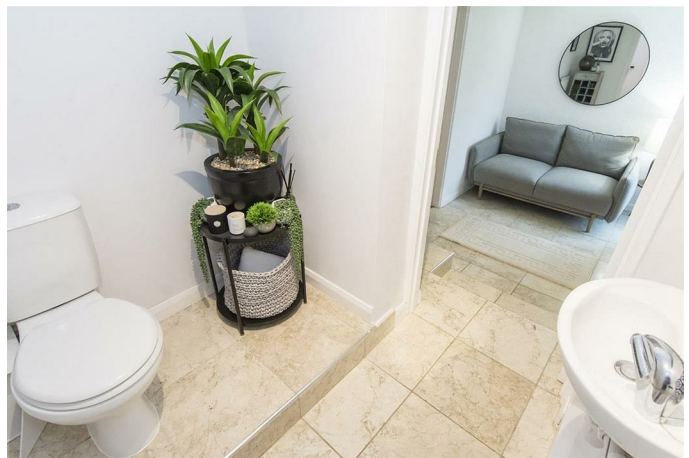
UPVC double glazed 'French' doors out to: Rear garden. Door to: Kitchen. Engineered wooden flooring. Radiator.

Kitchen 13'11 x 11'11 (4.24m x 3.63m)



Having a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 bowl stainless steel sink. There is a single fan assisted oven, four ring electric hob with extractor over, space and plumbing for a freestanding washing and dishwasher with two further under counter spaces for freestanding fridge and freezer. The kitchen has a UPVC double glazed door out to: Rear garden. UPVC double glazed windows to the side and rear aspects. Tiled flooring and underfloor heating.

WC 5'10 x 5'3 (1.78m x 1.60m)



Comprising: Low level WC and wash hand basin. Door through to: Study area. Tiled flooring. Radiator.

Study Area 10'9 x 5'10 (3.28m x 1.78m)



UPVC double glazed door out to: Rear garden. Door through to: Downstairs bedroom/second reception room. Tiled flooring. Radiator.

Downstairs Bedroom/Second Reception Room 13'9 x 10'9 (4.19m x 3.28m)



UPVC double glazed windows to side and rear aspect. Engineered wooden flooring. TV and telephone point. Radiator.

Landing



Doors off to: Bedrooms and family bathroom. Airing cupboard. Loft hatch access.

Bedroom One 20'1 x 12'7 (6.12m x 3.84m)



2 x UPVC double glazed windows to front aspect. LED spotlights. 2 x Radiators.

Bedroom Two 11'2 x 10'2 (3.40m x 3.10m)



UPVC double glazed window to rear aspect. Radiator.

Bedroom Three 11'2 x 9'7 (3.40m x 2.92m)



UPVC double glazed window to rear aspect. Built-in double depth wardrobe/storage. Radiator.

Bedroom Four 6'10 x 6'5 (2.08m x 1.96m)



UPVC double glazed window to side aspect. Radiator.

Family Bathroom 10'4 x 7'6 (3.15m x 2.29m)



Comprising: Corner bath with mixer tap, separate corner shower enclosure, low level WC and wash hand basin within a large fitted vanity unit. Tiled flooring and wall tiling throughout. LED spotlights. Radiator. UPVC double glazed window to side aspect.

Outside



The property benefits from a larger than average plot being elevated and neatly set back from the road. There is a generous driveway and approach with a well maintained front garden mainly laid to lawn surrounded by mature and established planting. A paved pathway providing access to the side and rear garden. The large rear garden is extremely private having two patio seating areas, expansive lawn, stocked borders. There is a good sized summer house and a further brick-built store ideal for garden tool storage. Due to the position and orientation of this delightful home the garden is filled with sunshine throughout the day! The double garage has an electric up and over door, power and light. Window to side aspect and houses the boiler.

Summer House & Patio Area



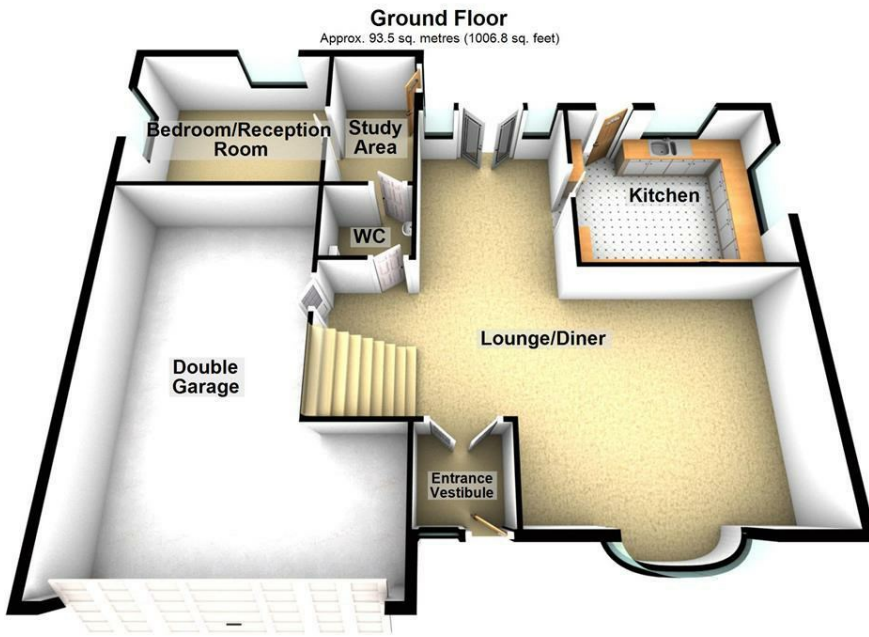
Frontage & Outlook

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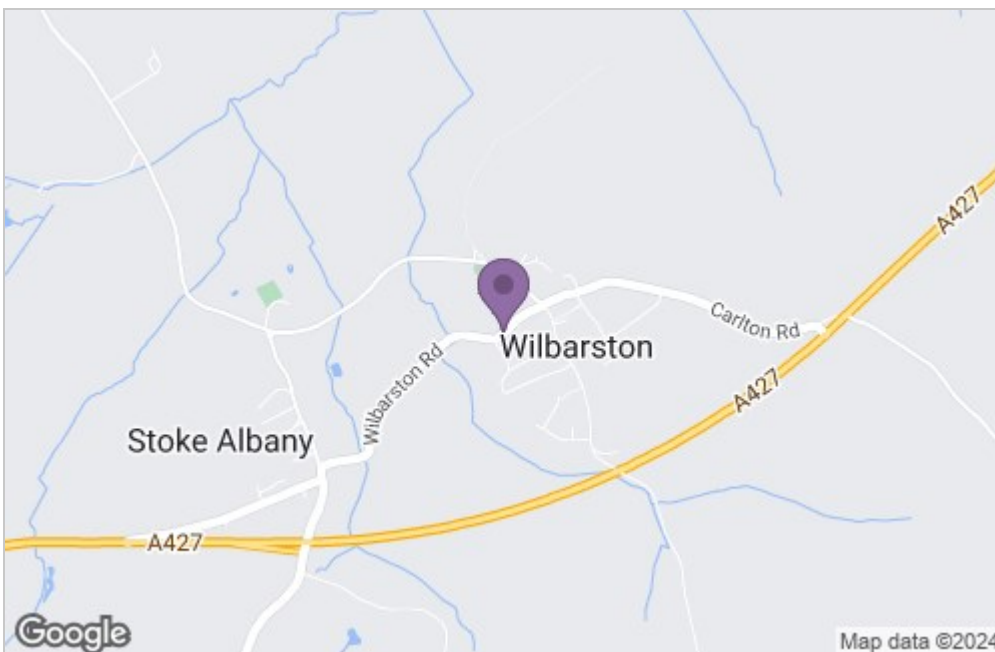
Floor Plan



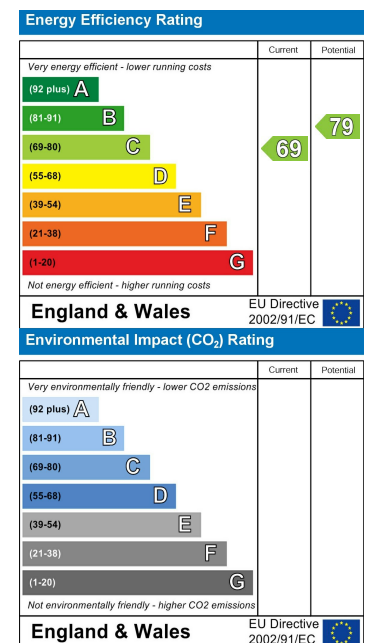
Total area: approx. 165.7 sq. metres (1783.2 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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