



Starkey & Brown
PLATINUM



Mill Den, Sand Pit Lane, Alkborough, DN15 9FF

£499,999

- One Of A Bespoke Executive Development Built Off Sandpit Lane
- 3 Reception Rooms & 5 Double Bedrooms
- Family Bathroom, 3 En-Suites & WC
- Exceptional High Standard
- High Quality Technology Fitted Throughout
- Purchaser Choice Carpets & Kitchen
- 3/4 Surround Gardens
- NO CHAIN

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Introducing a bespoke NEW build 5 Bedroom Executive Family Home - Awaiting buyers guidance on carpets and kitchen. The property sits within the conservation area of the quaint village. Located in a most desirable and enviable area of North Lincolnshire; embedded within the village and parish of Alkborough; within the conservation area you will “Discover” Mill Den.

Offering exceptional spacious accommodation spanning over 2 floors; this modern, desirable property offers an exceptional high-quality finish throughout. IT provisions have been made a priority within this property - offering all of the desired ports and systems to accommodate the technological demands of the modern family.

A generously appointed entrance hall, with double height ceiling welcomes you into the property, further complemented with a feature white Oak and glass panelled staircase leading to a balustrade open landing. Internal doors are oak and finished in a traditional cottage style.

The ground floor offers spacious accommodation, including a 25ft Lounge & 22ft Dining Room with double French doors leading to the rear garden areas. A Family Room/Study offers additional living accommodation and offers a flexible space for “Working from Home”. The kitchen will be fitted as chosen and discussed, carpets to also be chosen. A downstairs WC completes this floor.

The upper level of the property provides 5 generous double bedrooms; with 3 adjoining en-suites; along with a well appointed centrally located family bathroom. The property sits within wrap-around grounds, along with a detached garage and private driveway.

A nod to local provenance has been incorporated within the property, with the use of Hampton Rural Blend Bricks, Clay Pantile Marley “Lincoln” tiles with a sandstone riven Modak Path around the North, South & Western edges of the house. Sited on a quite lane; this exceptional family home offers beautiful open views over the Lincolnshire countryside; and within a 2 minute walk to the Ofsted awarded “Outstanding Provider” Alkborough Primary School.

Alkborough offers a “Lifestyle” of choice, with Julian’s Bower and the Alkborough Flats located in this beautiful village; along with numerous noted country walks and located close to the National Cycle Network - offering you a “True” Life balance within North Lincolnshire.

Freehold. Council Tax Band: F.



Details advertised prior to completion of property; and subject to change as per developer rights.

IT/Technical Overview

- Co-Ax Cables for TV signals
- Cat-6 cables for physical hard wired internet connections
- HDMI cables for High-Definition TV/Blue Ray signals
- Wifi routers with a booster on the 1st floor
- High Level Co-Ax cables fitted to all bedrooms for wall mounted TVs as desired
- All sockets/switches fitted in metallic colour

UPVC Double Glazing Specification

- German internally beaded profile
- Planibel "A" glass, argon gas filled units with a warm edge spacer
- Toughened glass where required
- Chrome Handles and Georgian Bars
- Sliding sash Style windows; 4 pane layout, cream on white with a wood grain texture.
- Composite door with a 3 Star rating and a PAS24 rating. Yale mantis locks, 1 Star eurocylinder, 2 Star Mila pro-secure handles
- uPVC composite front door with UPVC glass side panels
- uPVC composite rear door

External Property Finish

- Front garden will feature a Modak path to the gate, edged with 2 pillars finished in the same style of brickwork of the property
- A total of 5 pillars will identify the boundary and driveway of the property
- A small boundary wall to the immediate front garden with a wall
- Rear garden to be laid to lawn, finished with concrete slotted intermediate panels and gravel boards
- Sandstone style Cills & Headers

Internal Property Finish

- All walls and skirting to be finished in a matt white emulsion
- Engineered wood flooring fitted to the ground floor reception rooms
- Tiled floor to the kitchen, downstairs WC, En-suites & Family Bathrooms
- Carpets fitted in all bedrooms
- Underfloor heating to the ground floor rooms

Ground Floor Accommodation

Entrance Hall

Lounge

25' 7" x 14' 9" (7.79m x 4.49m)

Dining Room

22' 6" x 13' 1" (6.85m x 3.98m)

Study/Family Room

12' 6" x 14' 9" (3.81m x 4.49m)

Kitchen

12' 10" x 14' 9" (3.91m x 4.49m)

Bespoke fitted kitchen; complete with an electric double oven, dishwasher, washing machine, tumble dryer, fridge and freezer.

WC & Facility Room

First Floor Accommodation

Master Bedroom with En-Suite

15' 5" x 13' 1" (4.70m x 3.98m)

Comprising of shower, heated electric towel rail, low level wc, pedestal basin and extractor fan.

Bedroom 2

14' 9" x 10' 4" (4.49m x 3.15m)

Bedroom 3 with En-Suite

12' 2" x 14' 9" (3.71m x 4.49m)

Comprising of shower, heated electric towel rail, low level wc, pedestal basin and extractor fan.

Bedroom 4

10' 4" x 14' 9" (3.15m x 4.49m)

Bedroom 5 with En-Suite

14' 9" x 11' 7" (4.49m x 3.53m)

Comprising of shower, heated electric towel rail, low level wc, pedestal basin and extractor fan.

Family Bathroom

6' 3" x 13' 1" (1.90m x 3.98m)

Comprising of a 1100x900mm shower, 1900mm steel enamelled bath, low level WC, wash basin and extractor fan.

Garage

1 and 1/2 sized detached garage with plenty of internal space for storage or worktops with security lighting and electric garage doors and a driveway for 4 cars. Fitted with an automatic door and electricity.

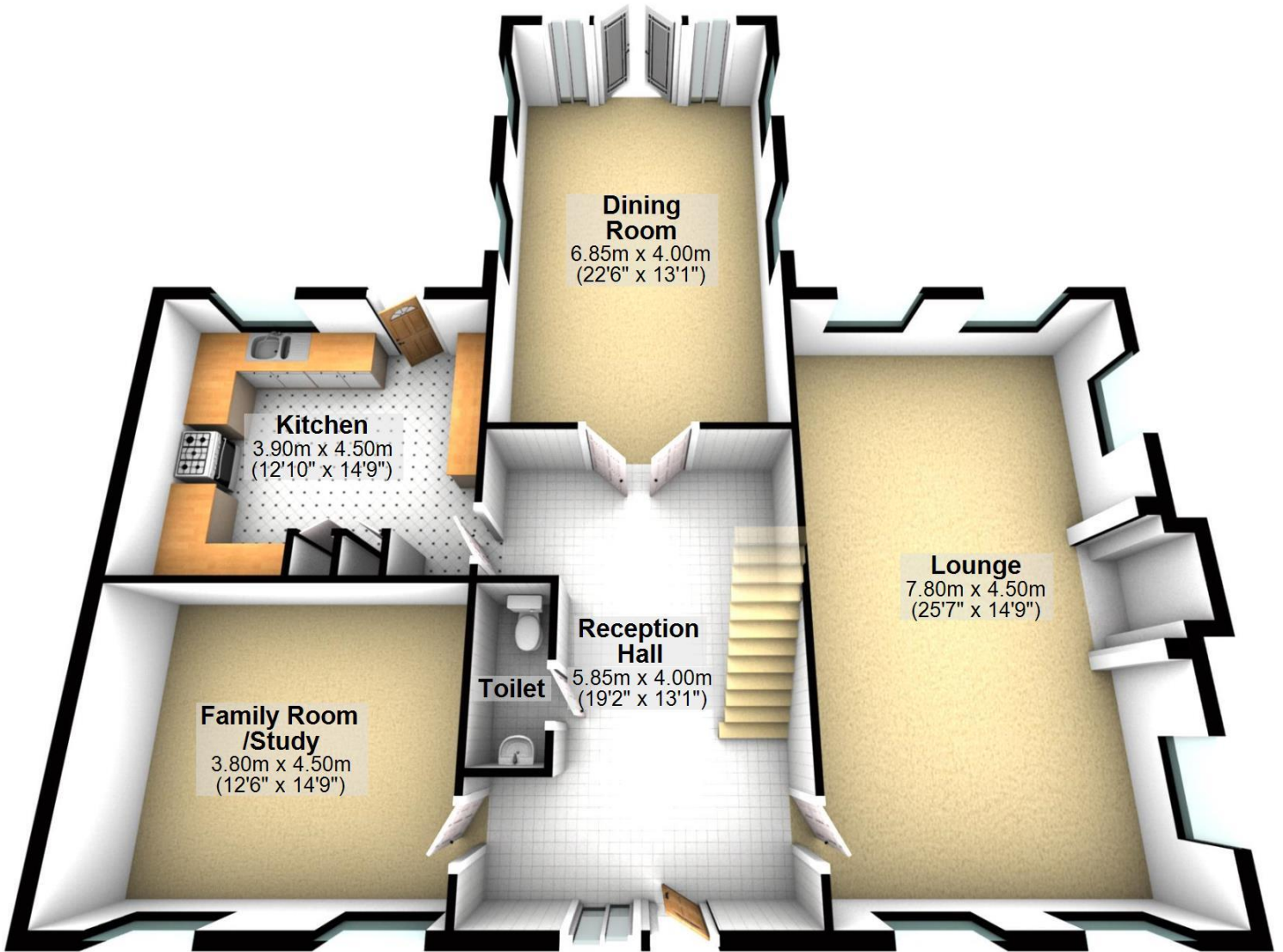




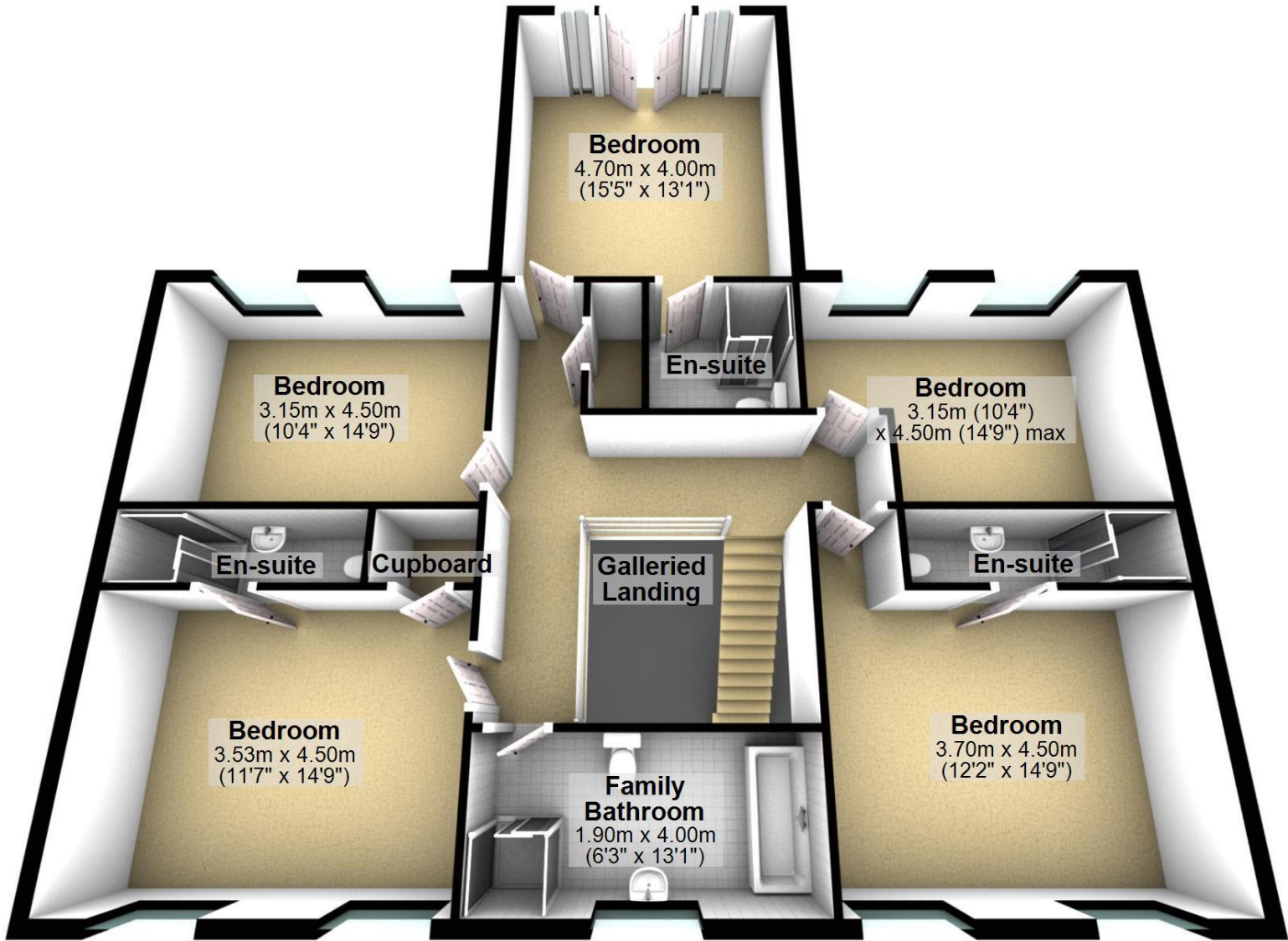




Ground Floor



First Floor



'In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.



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