



- Unique Detached Family Home
- Extremely High Quality Finish Throughout
- 5 Double Bedrooms
- 3 Stylish Bathrooms
- 19'3" High Specification Kitchen with Integrated Appliances
- Lounge & Separate Dining Room
- Ground Floor WC & Utility Room
- Ample Off Street Parking with EV Charging Point
- Lawned Gardens
- Catchment Area for Queen Elizabeth's High School

Walkerith Road, Morton, DN21 3BN,
Offers Over £475,000.



This executive 5 bedroomed family residence has undergone a phenomenal renovation in the last few years, and is now complete with high specification fixtures and presented with immaculate contemporary interiors throughout. With accommodation over 2 floors on a good size plot in a desirable location, the property has had a complete transformation both internally and externally. Upon entry, the property is approached by a block paved driveway with ample off street parking for numerous vehicles, along with a car port and an EV charging point. A grand entrance hallway with floating staircase provides access to generous living space including dual aspect lounge, conservatory/dining room, office/bedroom 6 (if required), utility room, ground floor WC and 19'3" high quality kitchen with central island unit and bi-folding doors leading onto the lawned garden, an ideal space for families or entertaining. Rising to the first floor are 5 well proportioned bedrooms, 2 with en-suites, 4 with fitted wardrobes. Also on the landing is access to a family bathroom and the loft (boarded). This fantastic family home is within the catchment area for well regarded schools including Queen Elizabeth's High School, Gainsborough, recently identified as the 8th best school in the East Midlands. The property is just a short drive from the market town of Gainsborough with a range of essential amenities including Marshall's Yard, train station, supermarkets, pubs, restaurants and shops. For further details, please contact the Starkey&Brown team today. Council tax band: C. Freehold.



Entrance Hall

Having double composite door entry, floating wood staircase with metal balustrade, vertical radiator and ceiling spotlights.

Lounge

19' 3" max x 13' 3" (5.86m x 4.04m)

Having uPVC double glazed windows to the front and side aspects, two radiators, coved ceiling and feature panelled chimney breast.

Kitchen

19' 3" x 16' 9" (5.86m x 5.10m)

Having bi-folding doors to the side aspect leading onto the garden, double doors into the dining room, vertical radiator, ceiling spotlights, central island unit with storage space, induction hob and integral extractor, a range of wall and base units with built in double oven (one with microwave), integral dishwasher, sink and drainer unit with boiling water tap, pull out larder cupboard, built in floor to ceiling freezer, built in floor to ceiling fridge, built in wine cooler/beer fridge, pull out bins and warming drawer.

Dining Room

19' 3" x 9' 9" (5.86m x 2.97m)

Having two uPVC double glazed windows to the rear aspect, uPVC double glazed French doors to the side aspect, radiator, ceiling spotlights and feature Velux window.

Utility Room

9' 1" x 7' 7" (2.77m x 2.31m)

Having uPVC double glazed window to the rear aspect, radiator, floor to ceiling storage cupboards, additional base units with work surface over, sink unit, space/plumbing for white goods and ceiling spotlights.

Office/Bedroom 6

9' 1" x 10' 9" (2.77m x 3.27m)

Currently used as an office, could be used as a 6th bedroom if required. Having uPVC double glazed window to the front aspect and wall mounted heater.

Ground Floor WC

5' 3" x 3' 2" (1.60m x 0.96m)

Having uPVC double glazed window to the rear aspect, low level WC, wash hand basin, ceiling spotlights and vertical radiator.

First Floor Landing

Having two radiators, coved ceiling, storage cupboard, ceiling spotlights and loft access (boarded).

Master Bedroom

14' 5" max x 13' 9" (4.39m x 4.19m)

Having uPVC double glazed window to the front aspect, radiator, two fitted wardrobes and door to en-suite.

Master En-suite

5' 1" x 10' 3" (1.55m x 3.12m)

Having uPVC double glazed window to the side aspect, walk in shower cubicle with tiled surround, wash hand basin, low level WC and vertical radiator.

Bedroom 2

11' 7" x 10' 7" (3.53m x 3.22m)

Having uPVC double glazed window to the side aspect, radiator and fitted wardrobes and drawers.

Bedroom 3

10' 8" x 10' 8" (3.25m x 3.25m)

Having uPVC double glazed window to the side aspect, radiator, built in wardrobe (measuring 6'2" x 3'7") and door to en-suite.

En-suite

4' 8" x 8' 5" (1.42m x 2.56m)

Having uPVC double glazed window to the rear aspect, walk in shower cubicle with tiled surround, wash hand basin, low level WC, ceiling spotlights and vertical radiator.

Bedroom 4

9' 6" max x 13' 10" max (2.89m x 4.21m)

Having uPVC double glazed window to the front aspect, radiator and fitted wardrobes.

Bedroom 5

7' 1" x 11' 3" (2.16m x 3.43m)

Having uPVC double glazed window to the rear aspect and radiator.

Family Bathroom

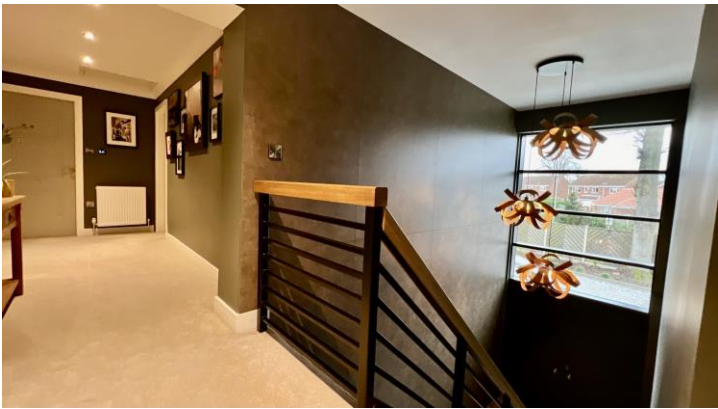
6' 6" x 8' 4" (1.98m x 2.54m)

Having uPVC double glazed window to the side aspect, tiled bath with feature tiled cut out, wash hand basin, low level WC, ceiling spotlights and vertical radiator.

Outside

Occupying a corner plot, the grounds benefit from outdoor space to the front, side and rear. A block paved driveway to the front provides ample off street parking for numerous vehicles, there is also a car port, EV charging point, up and down lights and spotlights. A lawned garden to the side is enclosed by fenced perimeters. A decking area is home to a pergola with hot tub (available via separate negotiation). The rear is block paved with a fenced surround, ideal for bin storage/sheds.







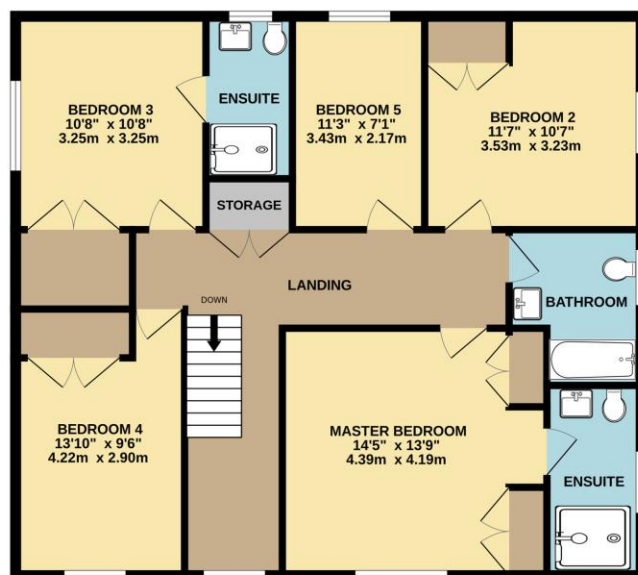




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

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.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH
T: 01522 845845
E: lincoln@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



**STARKEY
& BROWN**
YOUR LOCAL PROPERTY PEOPLE