



## 5 Dovecote Meadows Brigg Road, Wrawby

£450,000 Freehold

A FINE EXECUTIVE DETACHED FAMILY HOME · LARGELY EXTENDED & IMPROVED ACCOMMODATION · HIGHLY DESIRABLE & PEACEFUL VILLAGE LOCATION · 4 RECEPTION ROOMS · IMPRESSIVE FITTED KITCHEN · 4 BEDROOMS WITH A MASTER EN-SUITE · DETACHED DOUBLE GARAGE · PRIVATE ENCLOSED GARDENS · VIEWING IS ESSENTIAL TO FULLY APPRECIATE · COUNCIL TAX BAND; E. EPC RATING; TBC

Spacious 4-bed detached home in a quiet development, with 3 receptions, bespoke kitchen, sun room, double garage, ample parking, private gardens, and luxury en-suite. Viewing highly recommended.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- A FINE EXECUTIVE DETACHED FAMILY HOME
- LARGELY EXTENDED & IMPROVED ACCOMMODATION
- HIGHLY DESIRABLE & PEACEFUL VILLAGE LOCATION
- 4 RECEPTION ROOMS
- IMPRESSIVE FITTED KITCHEN
- 4 BEDROOMS WITH A MASTER EN-SUITE
- DETACHED DOUBLE GARAGE
- PRIVATE ENCLOSED GARDENS
- VIEWING IS ESSENTIAL TO FULLY APPRECIATE
- COUNCIL TAX BAND; E. EPC RATING; TBC





### Central Reception Hallway

6' 9" x 19' 4" (2.06m x 5.90m)

Newly installed composite double glazed entrance door with frosted glazing, front uPVC double glazed window, rear wood grain effect uPVC double glazed entrance door leads to the garden, laminate flooring and staircase to the first floor accommodation with open spell balustrading and matching newel post.

### Stylish Cloakroom

Enjoys a two piece suite in white comprising a close couple low flush WC, vanity wash hand basin, part tiling to walls, heated towel rail, wall to ceiling coving and ceiling spotlights.

### Fine Main Lounge

12' 10" x 19' 4" (3.90m x 5.90m)

Enjoys a dual aspect with front uPVC double glazed window, matching rear French doors with side lights leads to the rear garden, handsome electric fire with marbled backing hearth and an oak surround and projecting mantel, TV point and wall to ceiling coving.

### Formal Dining Room

11' 11" x 12' 0" (3.62m x 3.65m)

Front uPVC double glazed window, attractive wooden flooring, wall to ceiling coving and internal uPVC double glazed French doors leads through to;





### **Pleasant Conservatory**

10' 4" x 17' 6" (3.15m x 5.33m)

With surrounding dwarf walls with above uPVC double glazed windows and French doors leading to the garden, tiled flooring, hipped and pitched boarding plastered solid roof and internal uPVC double glazed door leads through to;

### **Dining/Breakfasting Kitchen**

15' 3" x 21' 11" (4.65m x 6.67m)

Enjoying a dual aspect with uPVC double glazed windows to either side. The kitchen enjoys an extensive range of shaker style furniture finished in a light blue with pine button pull handles with a complementary butcher block style rolled edge working top surface that incorporates a one and a half bowl sink unit with drainer to the side and block mixer tap, built-in five ring gas hob, eye level double oven and microwave, space and plumbing for appliances, central breakfasting island, inset ceiling spotlights and internal oak doors allow access to;





### Utility Area

6' 11" x 8' 11" (2.12m x 2.72m)

With internal uPVC double glazed door allows access to the conservatory, matching furniture to the kitchen, butcher block style worktop with tiled splash backs incorporating a one and a half bowl stainless steel sink unit with drainer to the the side and block mixer tap and continuation of tiled flooring from the kitchen.

### Sun Room

11' 11" x 11' 0" (3.63m x 3.35m)

Surrounding uPVC double glazed entrance door leading to the garden, wooden style vinyl flooring and TV point.

### First Floor Landing

6' 9" x 19' 4" (2.07m x 5.90m)

Enjoys a multi aspect with front, rear and side uPVC double glazed windows with fitted window seat, continuation of open spell balustrading, built-in airing cupboard houses the modern Worcester gas boiler and doors to;

### Master Bedroom 1

12' 10" x 12' 5" (3.90m x 3.78m)

With projecting front uPVC double glazed bay window, quality fitted wardrobes, wall to ceiling coving and doors through to;





### En-Suite Shower Room

6' 6" x 9' 5" (1.98m x 2.86m)

Rear uPVC double glazed window with patterned glazing, newly fitted modern suite in white comprises a close couple low flush WC with matching adjoining bidet and patterned marbled style top incorporates a wash hand basin, walk-in double shower cubicle with mains shower and glazed screen, cushioned flooring, twin towel rails, wall to ceiling coving, inset ceiling spotlights and doors to a walk-in wardrobe with hanging rail and shelving and continuation of flooring.

### Front Double Bedroom 2

11' 11" x 12' 0" (3.63m x 3.65m)

Plus a projecting front uPVC double glazed window and side uPVC double glazed window creating a dual aspect and wall to ceiling coving.

### Double Bedroom 3

15' 5" x 10' 6" (4.70m x 3.21m)

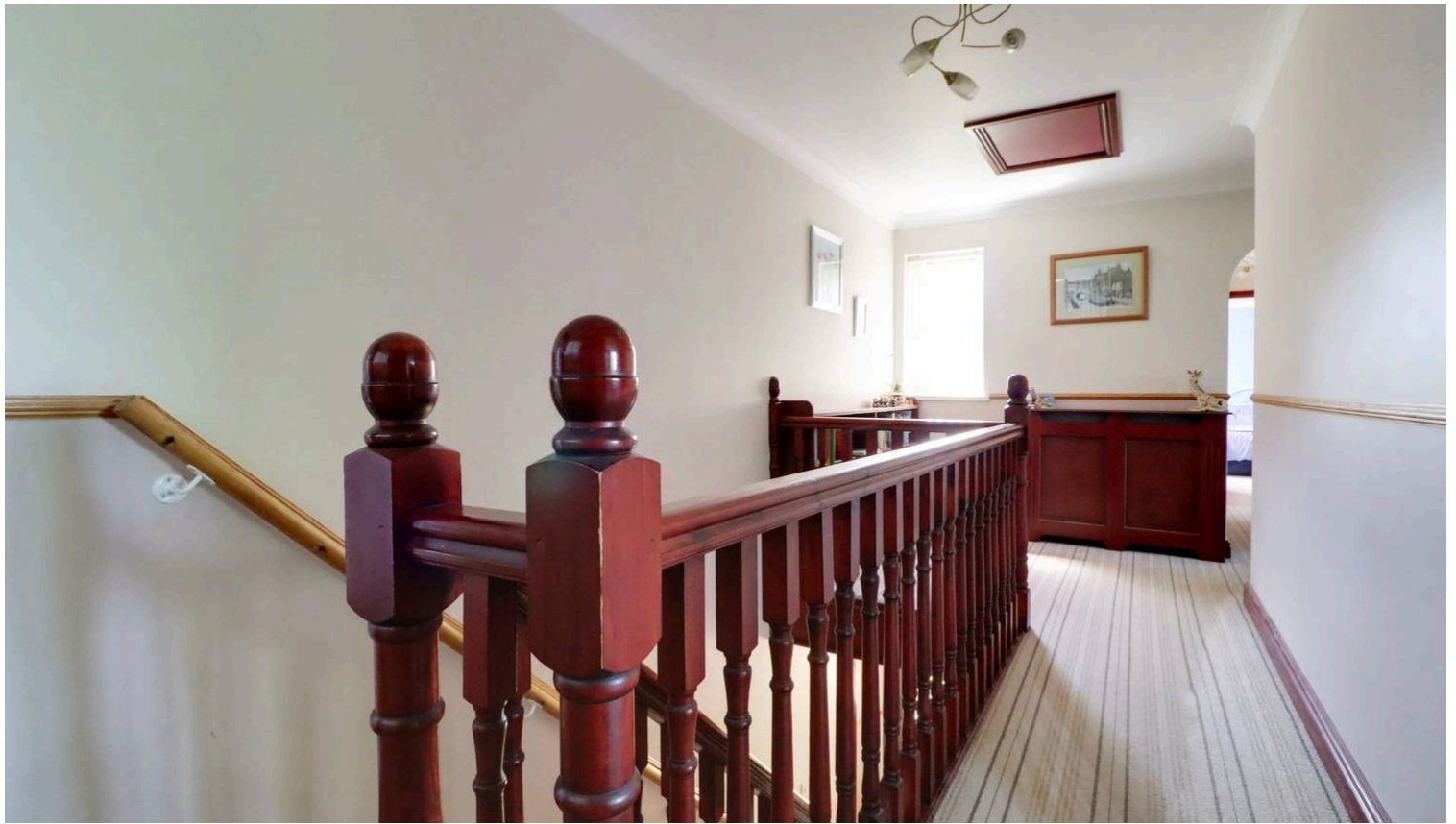
With a projecting side uPVC double glazed bay window, fully fitted bank of wardrobes to one wall and wall to ceiling coving.

### Bedroom 4

8' 10" x 10' 8" (2.70m x 3.26m)

Side projecting uPVC double glazed window enjoying excellent views of the garden.





### Family Bathroom

8' 10" x 6' 11" (2.70m x 2.10m)

With side uPVC double glazed window with patterned glazing, suite in white comprising a low flush WC, pedestal wash hand basin with panelled bath, large shower cubicle with mains shower and glazed screen, part tiling to walls and cushioned flooring.

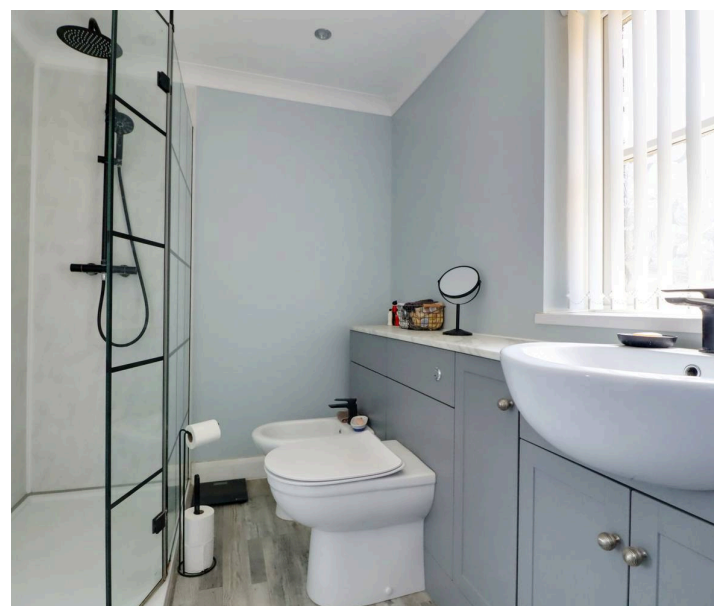
### Grounds

The property is situated in an extremely private small development with homes of similar style with the front having a shallow lawned garden with planted shrubs and flagged pathway to a sheltered front entrance door. Adjoining is a 4 car block paved driveway that allows direct access to a detached double garage. The initial garden between the garage and the house provides a private seating area with a squared lawned and having a low maintenance pebbled planted borders and personal door to the garage with a perimeter flagged pathway leading to the main garden area. The main garden comes principally lawned with well stocked shrubs and provides a flagged seating area enjoying excellent privacy with further perimeter pathways.

### Double Garage

19' 2" x 18' 10" (5.83m x 5.75m)

The property benefits from a substantial brick built detached double garage with twin up and over front door, side uPVC personal door, pitched roof providing storage fitted storage units and internal power and lighting.





**Double Garage**

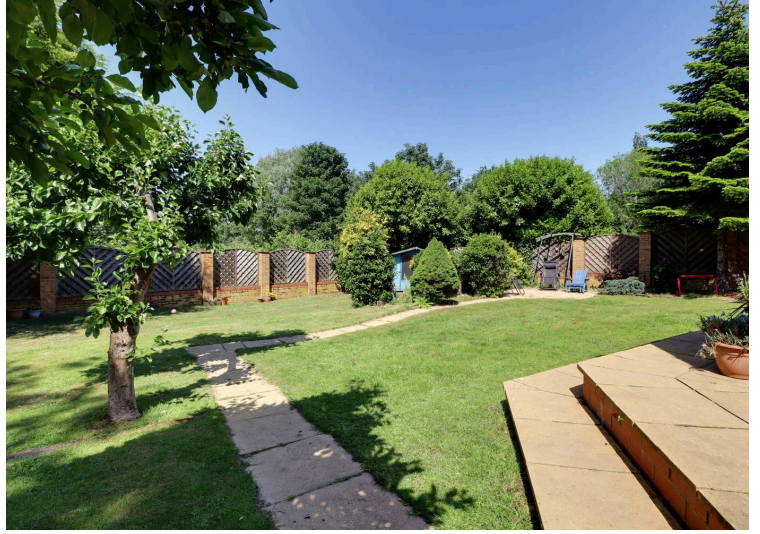
19' 2" x 18' 10" (5.83m x 5.75m)

The property benefits from a substantial brick built detached double garage with twin up and over front door, side uPVC personal door, pitched roof providing storage fitted storage units and internal power and lighting.

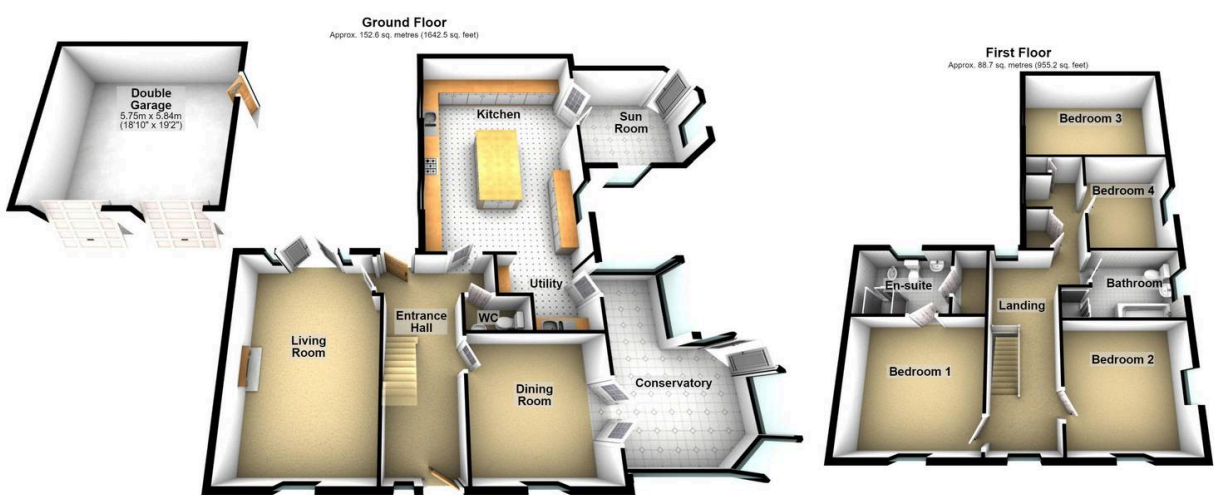
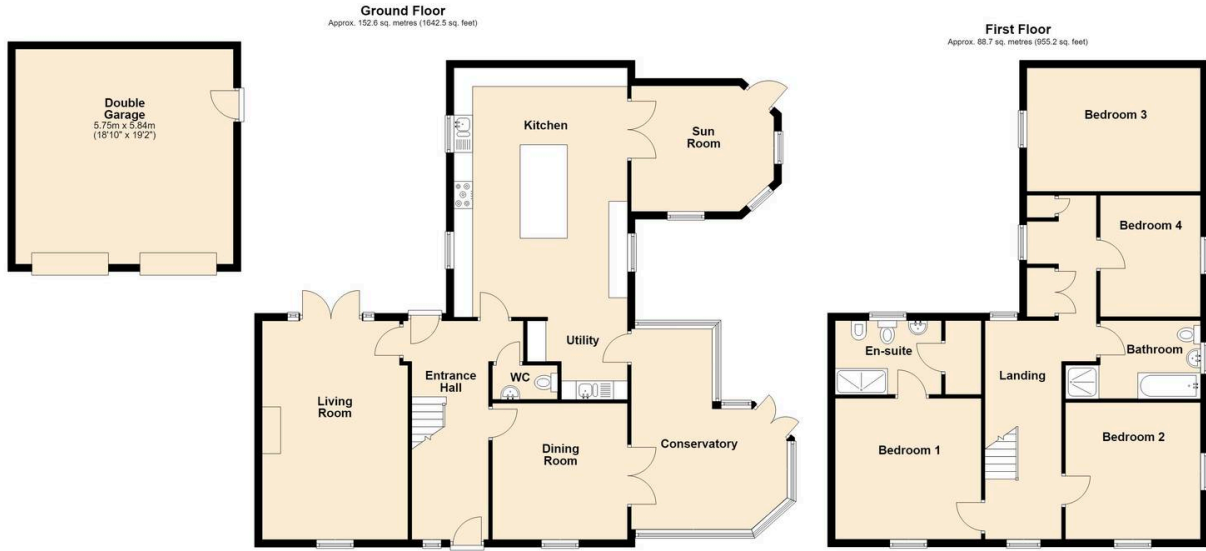
**Central Heating**

Modern gas fired central heating system to radiators.









Total area: approx. 241.3 sq. metres (2597.7 sq. feet)

You can include any text here. The text can be modified upon generating your brochure