



Main Street, Worlaby



3



3



1



Freehold

£430,000



## Key Features

- 19' KITCHEN/DINING ROOM
- GARDEN ROOM
- 2 EN SUITES
- 8 CAR PARKING
- GENEROUS PLOT
- COUNCIL TAX BAND D
- EPC RATING B







This substantial three-bedroom, three-bathroom bungalow is well positioned within the Woldside village of Worlaby. Presented to a high standard, the property offers balanced and spacious accommodation suited to a variety of purchasers. The principal reception room serves as a versatile living area with wood burning stove and is complemented by a dedicated garden room that provides pleasant views and access to the private garden. The interiors are enhanced by the comfort of gas central heating throughout.

A standout feature is the impressive 19-foot kitchen/ dining room, designed to meet the practical demands of everyday living and entertaining. The bedroom accommodation is particularly notable for its flexibility, with two of the bedrooms benefitting from dedicated en suite shower rooms, ensuring both a high level of privacy and as well as providing excellent space for guests or a dependent relative. The main family bathroom is fitted to a contemporary specification.

Externally, the bungalow occupies a generous plot and is surrounded by a well-maintained private garden, offering ample space for outdoor activities and relaxation. The property is especially well-suited for those requiring generous off-road parking, with space for up to eight vehicles and a double garage, supporting a practical lifestyle for families or those who require additional storage.

#### Local area

Worlaby is a picturesque village situated in Lincolnshire, offering a quiet and appealing setting with the distinct character expected of this sought-after locality. The surrounding area provides access to scenic walking routes and open countryside, appealing to those who value a peaceful environment. Local amenities and transport links are readily accessible, enhancing the practicality of the location for daily commuting and leisure pursuits.

#### ENTRANCE

A Pvcu door and screen opens to the Hall with laminated flooring, radiator and coving.

#### LOUNGE

6.18m x 4.54m (20'4" x 14'11")

A striking, well lit, generous room centred on the cast iron wood burning stove set in a light marble fireplace. The room links to both the garden room and the day kitchen.

#### GARDEN ROOM

4.86m x 3.06m (15'11" x 10'0")

Placed to capture the sun throughout the day this room enjoys a vaulted timber roof and radiator to ensure all year use and french doors connect to the garden.

#### KITCHEN/DINING ROOM

5.84m x 3.76m (19'2" x 12'4")

(MINIMUM MEASUREMENTS). The social centre of the home appointed with an extensive range of high and low white gloss finished units with quartz worktops and return breakfast bar. The kitchen connects both lounge and garden and includes a range of appliances including: dishwasher, double oven, 5 burner gas hob and housing for an American style fridge/freezer.

#### UTILITY AREA

2.1m x 1.58m (6'11" x 5'2")

Leading off the day kitchen and fitted with a range of matching larder stores and units, one of which houses the gas fired combination boiler.

#### NIGHT HALL

Leading from the main hall and allowing access to the bedrooms and bathrooms.

#### MASTER SUITE

##### BEDROOM 1

2.92m x 3.91m (9'7" x 12'10")

A well lit forward facing double room with radiator and coving.

##### DRESSING ROOM

2.37m x 2.72m (7'10" x 8'11")

(MEASURED TO WARDROBE FRONTS) A modern essential with radiator.









#### EN SUITE

4.14m x 2.08m (13'7" x 6'10")

Stylishly appointed with a modern suite in white to include a fitted vanity unit to one wall with inset basin and wc, walk-in glazed and tiled shower enclosure with both rainwater head and hand held attachment, spot lighting, towel radiator and part tiled walls and underfloor heating.

#### GUEST SUITE

A suite of rooms forming an ideal guest suite or separate suite for a dependent relative.

#### BEDROOM 2

3.13m x 3.43m (10'4" x 11'4")

A rear facing double room enjoying garden views with radiator.

#### DRESSING ROOM

2.44m x 1.47m (8'0" x 4'10")

Connecting to the en-suite with fitted wardrobes.

#### EN SUITE

2.94m x 1.67m (9'7" x 5'6")

Appointed with a suite in white to include a vanity basin, glazed and tiled shower enclosure with electric shower, towel radiator, tongue and groove panelling and space and plumbing for both an automatic washing machine and tumble dryer.

#### BEDROOM 3

3.43m x 3.13m (11'4" x 10'4")

A forward facing room currently used as a study with window and radiator.

#### BATHROOM

3.18m x 1.96m (10'5" x 6'5")

Fully tiled with suite in white to include a bath with mixer shower and screen, vanity unit with inset basin and wc with concealed cistern, spot lighting and towel radiator.





## OUTSIDE

The property enjoys a broad frontage to Main Street but is well screened by shrubs and fencing. The extensive tarmacadam forecourt allows for 8 car parking together with discreet parking for a motor home or caravan. There is also a substantial brick built double garage with light and power. A high gate opens to the side of the property where there is a flagged terrace with raised central bed and further shrub border and garden shed. The extensive rear garden features broad gravel and slate areas around a central lawn with ornamental pond and rockery. A focal point is provided by mature palm and conifers and there are further shrubs together with spring flowering plants. A timber greenhouse and garden shed completes the home.

## SERVICE NOTE

The property benefits from 18 solar panels and battery storage - owned by the property - together with a 7kw car charger and 3kw internet controlled socket for hybrid cars.

## TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

## COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND D . We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

## FLOOR PLANS

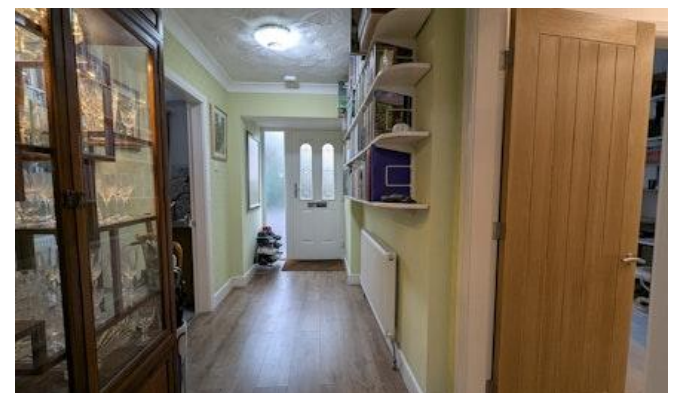
The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the property suitability prior to offer.

## ANTI MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in

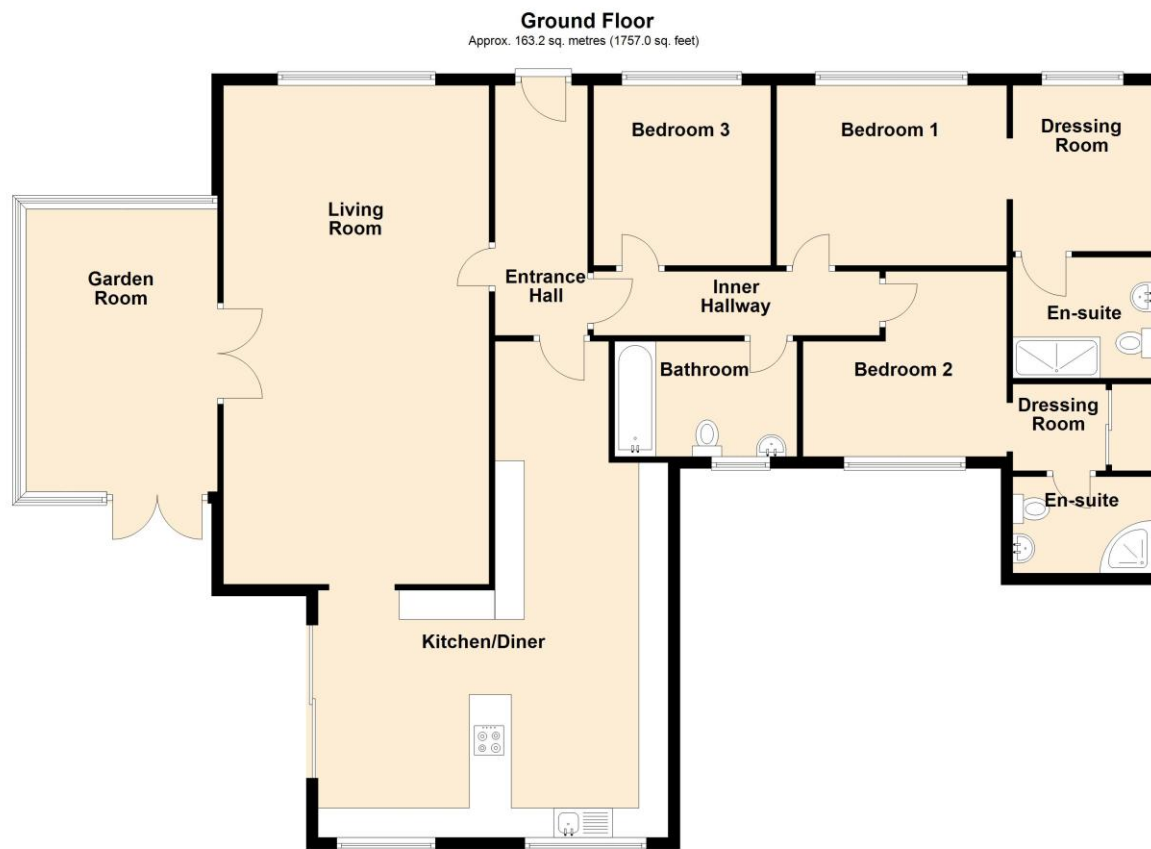




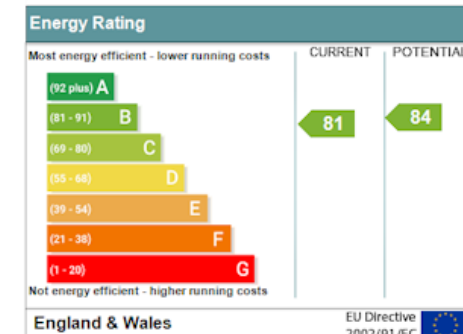




# Floorplan



Address: 21 Main Street, Worlaby, BRIGG, DN20 0NW  
RRN:



 **NEWTONFALLOWELL**

Newton Fallowell Brigg

01652783030

brigg@newtonfallowell.co.uk