

Farmstead Street, Stainsby Hall Farm



£384,995

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Built to this executive and especially spacious design, this handsome five bedroom property certainly merits internal inspection to be fully appreciated.

Situated within the desirable 'Stainsby Hall Farm' development, on the outskirts of Brookfield, Acklam, whilst boasting a generous plot, with especially large rear garden which enjoys a private rear outlook, extensive block-paved drive, double garage and front garden.

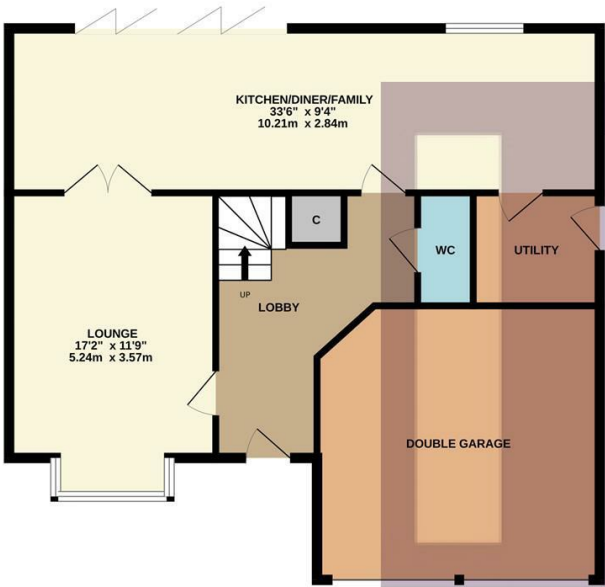
Internally, the spacious room sizes are a particular feature within a home that is superbly appointed and attractively presented throughout, with the stunning 33ft plus open-plan kitchen/dining/family space with large bi-fold doors, spanning the rear of the ground floor - being worthy of special mention.



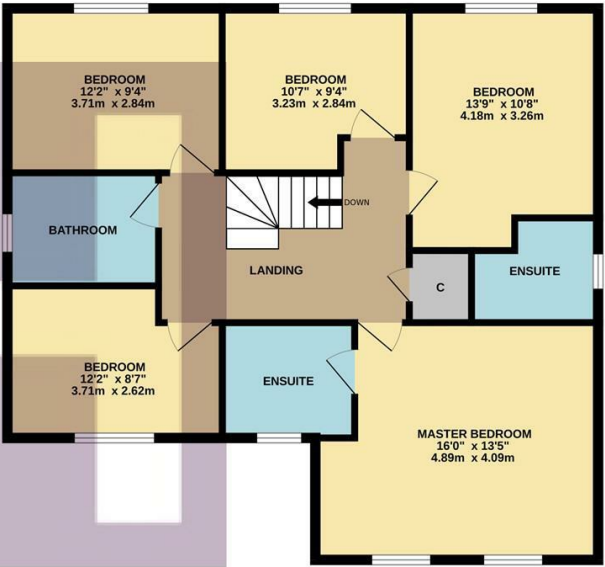
Very briefly, the accommodation comprises a welcoming entrance lobby, cloakroom/WC, bay-fronted independent lounge, open-plan kitchen/diner/family space and utility to the ground floor. The first floor delivers five great bedrooms all off the large landing, the impressive 'Master' with ensuite, whilst a further ensuite benefits bedroom two, separate four-piece suite family bathroom.

The Layout

GROUND FLOOR
939 sq.ft. (87.3 sq.m.) approx.



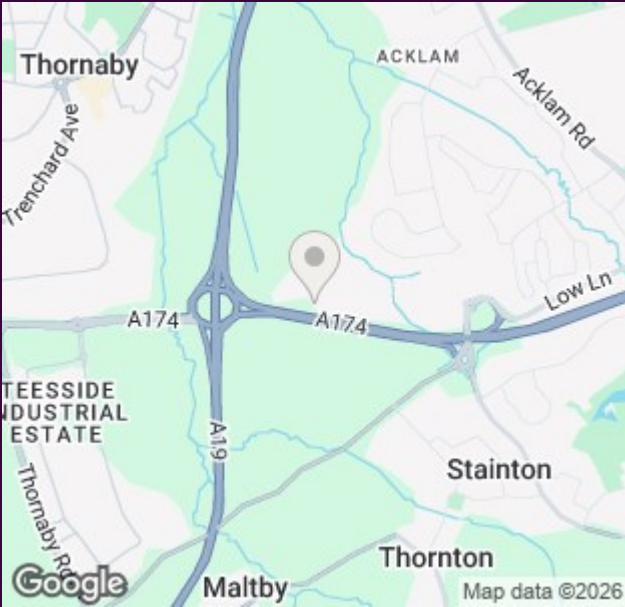
1ST FLOOR
925 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA : 1865 sq.ft. (173.2 sq.m.) approx.
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.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A		93	<i>Very environmentally friendly - lower CO₂ emissions</i>		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
<i>Not energy efficient - higher running costs</i>					
			(1-20) G		
			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: F
Tenure: Freehold



- Handsome five bedroom, three bathroom family property
- Generous plot with large rear garden, extensive drive and double garage
- Independent bay-fronted lounge, separate 33ft plus kitchen/dining/family space
- Favoured 'Stainsby Hall Farm' development
- Modern and impressive throughout, viewing essential



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