



## CAMBRIDGE LODGE 19 HALL LANE

BRIGG, DN20 0QY

**£525,000**  
**FREEHOLD**

Occupying a generous plot, this home offers excellent space throughout, with well-proportioned rooms and a high degree of privacy, thanks to its beautifully established, mature wrap-around gardens.



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# CAMBRIDGE LODGE 19 HALL



## DESCRIPTION

Welcome to Cambridge Lodge, a truly wonderful detached bungalow with double garage, positioned on Hall Lane in the highly desirable village of Elsham.

Upon entering the property, you are welcomed by a spacious reception hallway, setting the tone for the accommodation to follow. From here, you are led into a formal dining room, offering ample space for a large dining table—perfect for entertaining and family gatherings, especially during the festive season.

Continuing through the home, the rear-facing living room provides a warm and inviting space, complete with a charming log-burning stove and sliding doors opening out onto the rear garden, allowing for a seamless connection between indoor and outdoor living.

The kitchen breakfast room is well-appointed, offering a generous range of units and workspace, along with direct access into the double attached garage for added convenience.

An inner hallway leads to the bedroom accommodation, where the principal suite is particularly impressive—a spacious double bedroom complemented by its own en-suite shower room. There are two further double bedrooms, all served by a well-equipped family bathroom featuring both a panelled bath and a walk-in shower.

In addition, there is a versatile home office or study, which could easily be utilised as a playroom or even a fourth bedroom, depending on your needs.

Externally, the property continues to impress, with large, private and beautifully maintained gardens wrapping around the bungalow. The grounds offer a peaceful, green outlook and provide an ideal setting for relaxation or outdoor entertaining.

## ENTRANCE HALLWAY

Accessed through double composite doors into boot room.

## DINING ROOM

With velux style window to the ceiling, radiators X 2 and sliding doors into the conservatory.

## LIVING ROOM

With velux style window to ceiling, sliding doors to the rear aspect, Inglenook fireplace and radiators X 2.

## KITCHEN/BREAKFAST ROOM

With a window to rear aspect, door into the garage, range of wall and base units with laminate worktops, ceramic one and a half drainer sink, eye level electric fan assisted oven, integrated eye level microwave, electric hob and extractor fan, space for an American style fridge/freezer, wine cooler, radiator X 2 with exposed brick wall.

## GARAGE

Accessed through double doors with windows to front and rear access and a door into the garden.

## CONSERVATORY

With uPVC windows surrounding, bifold doors to rear and single door to side aspect with a radiator.

## MASTER BEDROOM

With a window to side and rear aspect, built in wardrobes and a radiator leading into:-

## MASTER EN-SUITE

With a window to side aspect, walk in shower, vanity housed hand wash basin with storage, WC, bidet and chrome towel heater.

## BEDROOM TWO

With window to front and side aspect and a radiator.

### **BEDROOM THREE**

With a window to front and side aspect, built in wardrobes and a radiator.

### **HOME OFFICE/BEDROOM FOUR**

With a window to side aspect, desk and draws, bookcase and a radiator.

### **FAMILY BATHROOM**

With a window to side aspect, panelled bath, cubicle shower, WC, vanity housed hand wash basin with storage, built in wardrobe and a chrome towel heater.

### **GROUNDS**

To the rear, Cambridge Lodge continues to impress with its beautifully maintained and private gardens, offering a tranquil and secluded setting. The grounds are well established, featuring a variety of mature trees, shrubs and planting that create a picturesque backdrop and a true sense of escape.

A generous patio area extends from the property, providing the perfect space for outdoor seating and entertaining, while multiple areas throughout the garden allow for dining alfresco and enjoying the sunshine at different times of day.

The garden wraps around the bungalow, offering both space and versatility, and is complemented by a selection of useful outbuildings, ideal for storage, hobbies or further potential. With its peaceful surroundings and lush greenery, the rear of the property is perfectly suited for keen gardeners or those simply seeking privacy and a beautiful outdoor retreat.

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# CAMBRIDGE LODGE 19

## ADDITIONAL INFORMATION

Local Authority –

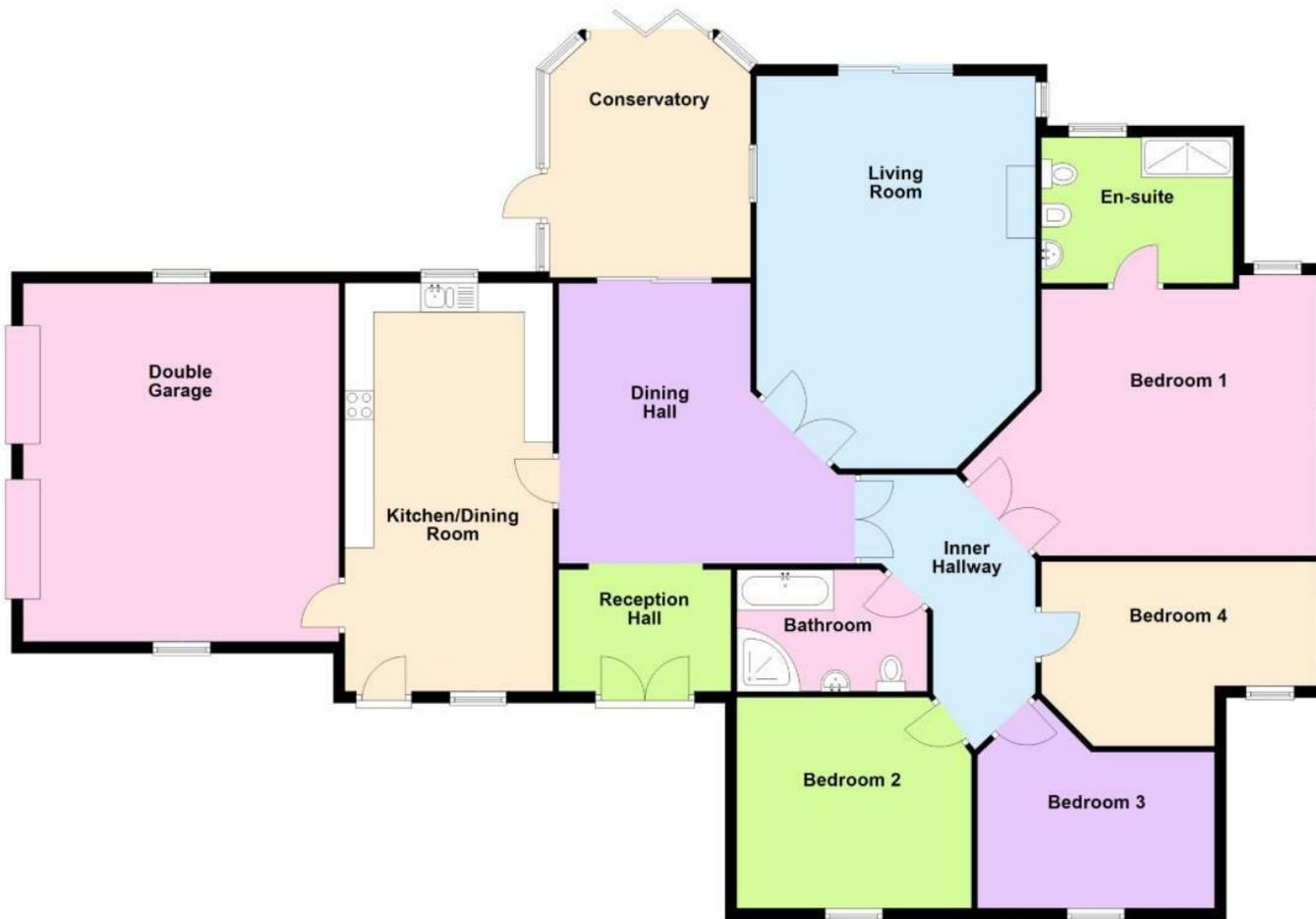
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 1905.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		58	72

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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