

4 Dovecote Close

Snitterby

MOUNT & MINSTER









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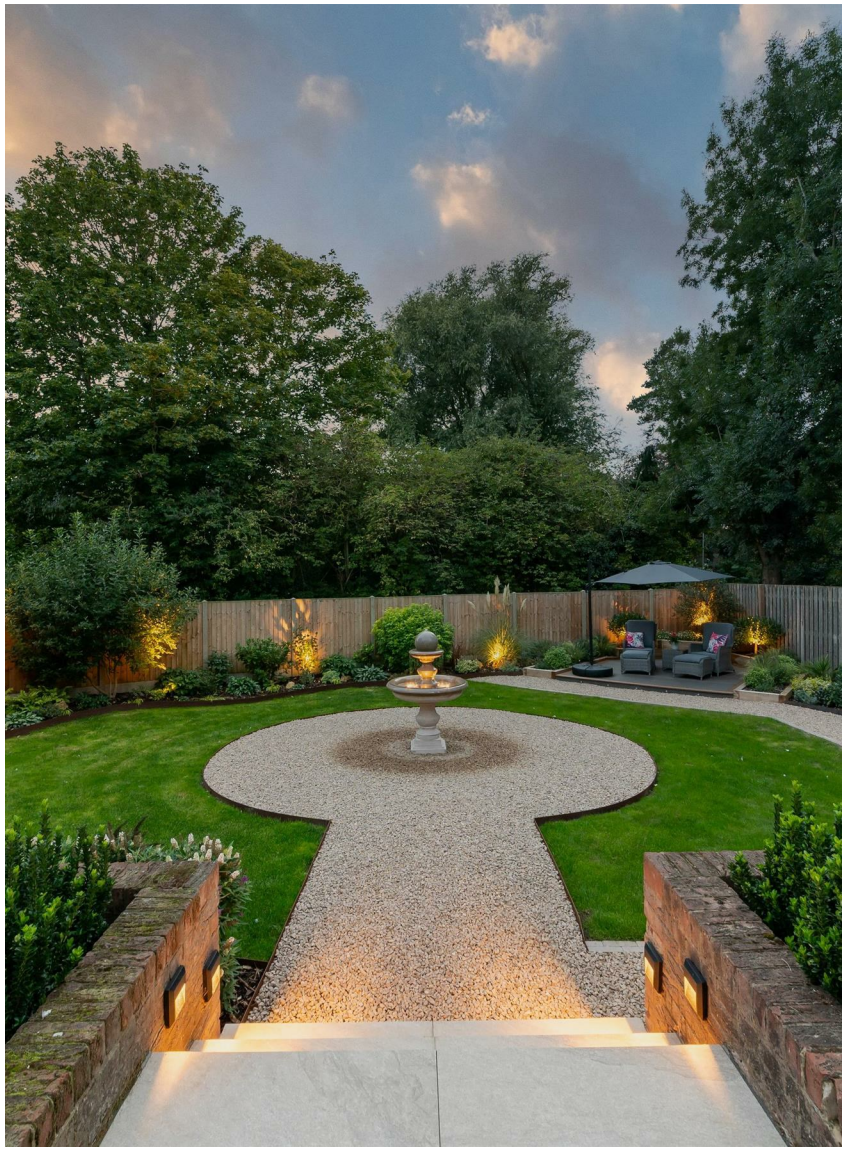
Snitterby

A striking residence, meticulously updated to create an inviting and comfortable home, finished to a premium standard throughout and complemented by private landscaped gardens. Contemporary elegance at its finest.

- Striking Modern Residence
- Beautifully Updated
- Kitchen Diner
- Formal Lounge
- Study/Snug/Dining Room
- Four Double Bedrooms
- Ensuite & Bathroom
- Walk-In Wardrobe
- Double Garage
- Private West-Facing Landscaped Garden



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INTRODUCTION

A light and spacious modern family home, occupying a private position within a quiet close in the popular village of Snitterby. The property offers well-appointed and generously proportioned accommodation arranged over two floors, with a layout ideally suited to modern family life.

The ground floor comprises a welcoming entrance hall, cloakroom, well-proportioned lounge and an impressive kitchen diner providing a sociable heart to the home. There is also a separate study (also suitable as a play room, snug or dining room) and a separate utility room.

On the first floor, the principal bedroom benefits from a walk-in wardrobe and ensuite shower room, accompanied by three further double bedrooms and a family bathroom. The overall accommodation is light, spacious and thoughtfully arranged, providing a comfortable and versatile family home in a peaceful rural setting.

OUTSIDE

Outside, the property is approached via a block-paved driveway providing parking for two vehicles and leading to a double garage with an electric sectional door. The front garden is principally laid to lawn, while the beautifully landscaped rear garden provides a particularly private and tranquil setting. Arranged over two tiers, the garden is thoughtfully planted with a variety of mature shrubs and established planting, with an attractive fountain forming a central focal point. A generous patio extends across the full width of the rear of the property, providing an ideal space for outdoor entertaining and al fresco dining, with the garden beyond offering a secluded and peaceful setting for additional outdoor dining and entertaining. The lighting throughout the garden has been thoughtfully designed and installed to encourage this splendid space to be enjoyed just as much in the evening as it is during the day.















LOCATION

Snitterby is an attractive rural village in the heart of the Lincolnshire countryside, surrounded by open farmland yet conveniently positioned for access to Lincoln, Gainsborough, Brigg and Scunthorpe. The village retains a strong sense of rural character, with traditional homes, quiet lanes and the well-regarded Royal Oak public house, making it particularly appealing to those seeking village life without feeling isolated.

Everyday amenities are readily available in the surrounding villages, including a Co-op and medical practice in nearby Hibaldstow, with further shops, supermarkets, cafés and a Post Office in Kirton in Lindsey. The attractive market town of Brigg offers a wider range of amenities, while Gainsborough provides further shopping and leisure facilities, including the popular Marshall's Yard. Scunthorpe offers a broad range of larger retail and out-of-town shopping, while the historic Cathedral City of Lincoln is also within easy reach, offering an extensive choice of shopping, dining, leisure, cultural and educational facilities.

SCHOOLS

The area is well served for education, with Waddingham Primary School providing primary schooling in the neighbouring village. For secondary education, nearby options include Kirton Academy in Kirton in Lindsey, Caistor Grammar School in Caistor and De Aston School in Market Rasen, while Gainsborough is home to the selective Queen Elizabeth's High School, which offers education through to Sixth Form. Together, these provide families with a good choice of schooling within convenient travelling distance of Snitterby.

ENERGY PERFORMANCE CERTIFICATE

Rating: C

COUNCIL TAX BAND

Band E

West Lindsey District Council

TENURE

Freehold with vacant possession on completion.

METHOD OF SALE

The property is offered for sale by Private Treaty.

VIEWINGS

By prior arrangement with the Agents (01522 716204).

ADDITIONAL INFORMATION

For further details, please contact Ellen Norris at Mount & Minster:

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E: Ellen@mountandminster.co.uk

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Approx. Gross Internal Floor Area 173.90 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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