



The Lilacs, Melton Road, Wrawby, Brigg,  
North Lincolnshire, DN20 8SS

**£365,000**



- Extended Semi-Detached House with Original Features
- Fully Renovated Inside and Out
- Stunning Countryside Views to the Front AND Rear
- Open Plan Living
- Two Spacious Reception Rooms

- Three Bedrooms
- En-Suite to Principal Bedroom
- Extensive Off-Road Parking
- Large Detached Double Garage
- Council Tax Band: C    EPC: C    Tenure: FREEHOLD

Bell Watson Estate Agents are thrilled to market this beautifully presented, fully renovated and largely extended semi detached family home set on the outskirts of the forever popular village of Wrawby enjoying stunning countryside views to the front AND rear. The property is finished to a high standard throughout, and offers a great sized rear garden, large double garage and extensive secure off-road parking. The property briefly comprises an entrance porch, reception hallway, open plan breakfasting kitchen, formal reception room, open plan lounge diner, utility room and ground floor shower room with the first floor providing three double bedrooms with en-suite to the master and a family bathroom. This property must be viewed to appreciate the size of the living accommodation on offer!!!



Wrawby is a highly regarded and sought-after village offering a peaceful rural setting with a strong sense of community. Local amenities include a well-regarded primary school, village hall, parish church, restaurant, traditional public house, and the historic Wrawby Windmill, which can be enjoyed from the rear aspect of the bungalow. The thriving market town of Brigg lies approximately 2 miles away and is easily accessible via well-maintained pedestrian and cycle routes, providing a wider range of shopping, leisure, and everyday amenities. The village is also ideally positioned for commuters, with the M180 motorway approximately 4.5 miles away and Humberside Airport within 4 miles.

## ACCOMMODATION

Fully renovated to a high standard. The ground floor windows are fitted with anti glare cool glazing, solid oak internal doors throughout with the rear extension benefiting from underfloor heating.

## PORCH

Enter the property via the composite front door into a porch having a built in cloak cupboard, light fitting to the ceiling and tiled flooring, an internal door opens to the main reception hallway.

## RECEPTION HALL 5.17 M X 1.94 M

A central hallway having a solid oak staircase leading to the first floor. There is a light fitting to the ceiling, tiled flooring and glazed oak double doors opening to the rear reception room.

## LOUNGE 5.74 M X 4.39 M

Enjoying a gas fireplace, two uPVC double glazed windows to the front and side aspect, two light fittings to the ceiling, two central heating radiators and carpeted flooring.

## KITCHEN 5.74 M X 3.66 M

Having a feature brick wall with a working open fireplace, this very well appointed breakfast kitchen provides a range of black high gloss wall and base units fitted with butcher block worktops and tiled splash backs. The kitchen incorporates a breakfast bar and integrated fridge, freezer, dishwasher, washing machine, composite 1.5 sink with chrome mixer tap, a fitted extractor and space for a free standing cooker. There are spotlights to the ceiling, a uPVC double glazed window to the front and rear, a central heating radiator and tiled flooring.

## SUN ROOM 8.48 M X 3.53 M

This fantastic addition to the property enjoys a cast iron wood burning stove and stunning rear outlook views through the uPVC double glazed french doors and wood effect porcelain tiled flooring has been fitted with underfloor heating. There are two Velux windows and two light fittings and spotlights to the ceiling.

## UTILITY ROOM 3.00 M X 2.77 M

Located off the dining area and fitted with worktops having space and plumbing for a washing machine, tumble dryer and free standing fridge freezer. There are spotlights to the ceiling, a chrome central heated towel rail and cushion flooring. The Alpha boiler is collected here.

## SHOWER ROOM

A fully tiled shower room incorporating a mains shower enclosure and combination unit to include a wash basin with chrome mixer taps and WC. There are spotlights to the ceiling and cushion flooring.

## LANDING

Climb the solid oak staircase to the carpeted landing with a uPVC double glazed window to the front elevation, a light fitting and loft access to the ceiling and a central heating radiator.

## MASTER BEDROOM 4.39 M X 3.84 M

Fitted with a range of built in bedroom furniture having a fan and spotlights to the ceiling, a uPVC double glazed window to the front elevation a central heating radiator and carpeted flooring. Open to the en-suite

## EN-SUITE SHOWER ROOM 2.77 M X 1.90 M

A modern suite incorporates a large shower enclosure fitted with mermaid boarding and a mains power shower having rainfall and hand held shower heads and a combination unit to include a wash basin with chrome mixer taps, store cupboards and a WC. There is a chrome central heated towel rail, spotlights to the ceiling, a uPVC obscure double glazed window to the side elevation and cushion flooring.

## BEDROOM TWO 3.66 M X 2.90 M

With a uPVC double glazed window, a light fitting and access to roof space to the ceiling, a central heating radiator and carpeted flooring.

## BEDROOM THREE 3.25 M X 2.84 M

Providing built in wardrobes, spotlights to the ceiling, a uPVC double glazed window to the front elevation, a central heating radiator and carpeted flooring.

## BATHROOM 3.61 M X 1.90 M

A stylish and spacious bathroom is fitted with a double ended free standing bath with chrome shower head mixer tap, there is a large shower enclosure fitted with mermaid boarding and a mains power shower having rainfall and hand held shower heads, a vanity sink with chrome mixer taps and store cupboards under and a close coupled WC. There is a chrome central heating towel rail, a built in cupboard housing the water tank, spotlights to the ceiling, a uPVC obscure double glazed window to the rear elevation and wood effect click tile flooring.

## GARAGE 6.65 M X 6.63 M

A brick built double garage is fitted with two electric roller doors, a uPVC external side door, power points and lighting. We have been informed that planning permission has been obtained in the past to convert this build into an annex.

## STEP OUTSIDE

The rear garden enjoys a raised flagged patio with surrounding dwarf brick wall having steps down to the main fully enclosed rear garden which is mainly laid to lawn. There is a timber shed, an extensive block paved driveway secured via electric gates leading to the double garage, outside light and water taps.

## FIXTURES AND FITTINGS

All integrated appliances, light fittings, and floor coverings are to be included within the sale of the property.

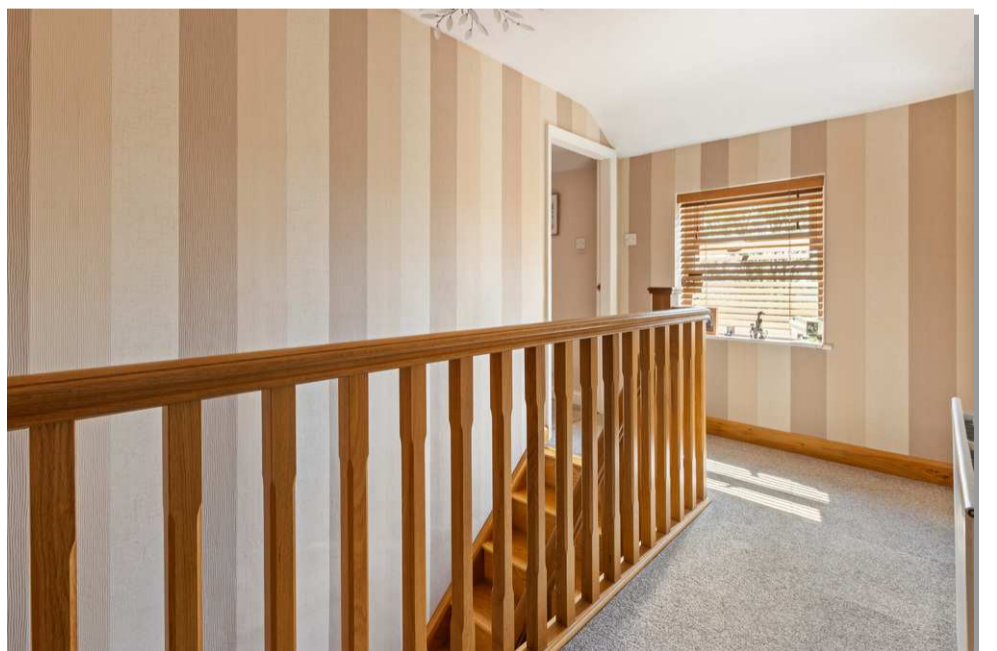
## SERVICES (NOT TESTED)

Mains gas, electricity, water and drainage are understood to be connected to the property.

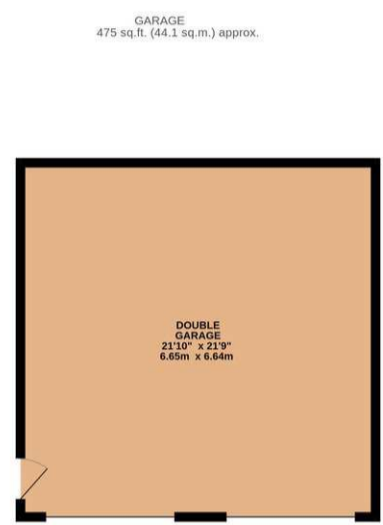
## COUNCIL TAX

The Council Tax band for this property is Band C as confirmed by North Lincolnshire Council.









TOTAL FLOOR AREA : 2129 sq.ft. (197.8 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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