NEWTON FALLOWELL



Beckside, Normanby-by-Spital

3 2 2

Offers over £400,000

- Extended Detached House
- Three Bedrooms
- Three Reception Rooms
- Open plan Kitchen Living Area
- Air Source Heat Pump & Solar Panels
- Sought After Location
- Tenure: Freehold
- EPC Rating D







Beautifully presented and extended with an exceptional high standard finish throughout, this impressive three bedroom family home offers an outstanding blend of style, space and versatility. Ideally positioned in the highly sought-after village of Normanby by Spital. The property enjoys an idyllic semi rural setting whilst remaining conveniently placed for local amenities, highly regarded schooling and excellent road links to Lincoln, Market Rasen, Gainsborough and Scunthorpe.

A particular highlight of the home is its impressive energy efficient specification, featuring an air source heat pump, solar photovoltaic panels, all radiators being aluminium and smart controls for heating and hot water. Together, these modern technologies deliver exceptional energy efficiency, reduced running costs and a more sustainable way of living, providing comfort, long-term savings and peace of mind for years to come. The property also benefits from LVT Karndean flooring throughout downstairs.

The Accommodation on offer comprises Entrance Hall, Open Plan Kitchen Living Space, Lounge, Dining Room, Office, Utility and WC to the ground floor. To the first floor there are Three Double Bedrooms, En-suite to the main bedroom and Family Bathroom. Externally the property offers a lawned garden with decorative patio areas, driveway with room for up to three cars and a Single Detached Garage.






Entrance Hall 6'0" x 4'11" (1.8m x 1.5m)
With the entrance door.

Inner Hall
With stairs to the first floor and understairs cupboard.

Lounge 13'4" x 11'2" (4.1m x 3.4m)
With a bay window to the front aspect, log burner and radiator.

Dining room 11'0" x 8'7" (3.4m x 2.6m)
With a window to the front aspect and radiator.

Open Plan Kitchen Living
Fitted with two Sky Light Windows and entrance into Snug.

Kitchen Area 13'1" x 8'0" (4m x 2.4m)
With a skylight and opening to the snug. Fitted with a range of wall and base units with Dekton work surfaces over, sink with drainer unit, samsung oven and hob, fridge/freezer and Neff dishwasher.

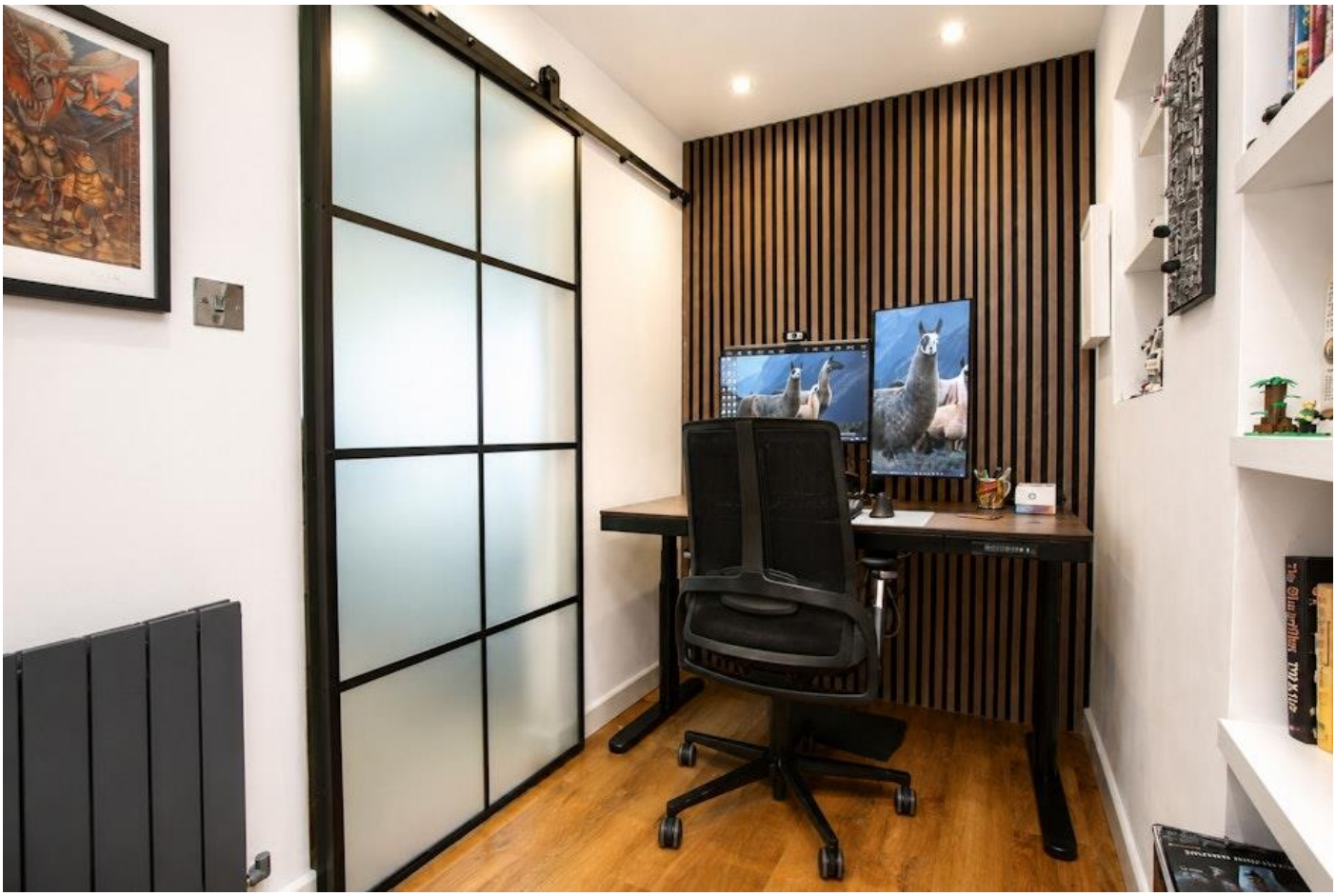
Living Area 1'3" x 9'4" (0.4m x 2.8m)
With a window to the side aspect and bi-fold doors leading to the front of the property.

Dining Area 13'1" x 9'7" (4m x 2.9m)
Floor to Ceiling Window to the side aspect and radiator.

Utility Room 8'0" x 6'5" (2.4m x 2m)
With a window to the side aspect. Fitted with wall and base units with worktops over, space for washing machine.

Rear Office
With a skylight window and radiator.

WC 6'5" x 3'0" (2m x 0.9m)





With a window to the side aspect, low level wc, wash hand basin and radiator.

Landing
With stairs leading to the ground floor.

Bedroom One 11'1" x 10'7" (3.4m x 3.2m)
With a window to the front aspect, fitted wardrobe, en-suite and radiator.

En-Suite
With an enclosed Aqualisa digital shower, low level wc, wash hand basin, electric underfloor heating and radiator.

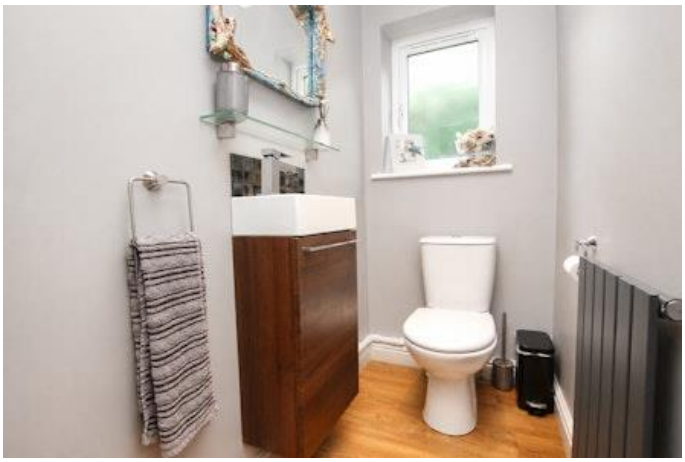
Bedroom Two 11'1" x 7'8" (3.4m x 2.3m)
With a window to the front aspect and radiator.

Bedroom Three 11'6" x 9'2" (3.5m x 2.8m)
With a window to the rear and side aspects and radiator.

Bathroom 5'11" x 5'3" (1.8m x 1.6m)
With a window to the rear aspect, panelled bath with shower over, low level wc, wash hand basin and radiator.

Outside
Private lawned garden with decorative patios. Driveway with parking for up to three cars and a single detached driveway.

Agents Note
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or










YER A WIZARD, HARRY!
ALWAYS
I MUST NOT TELL LIES
NEITHER ONE CAN LIVE
WHILE THE OTHER SURVIVES





tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





GROUND FLOOR
881 sq.ft. (81.9 sq.m.) approx.

1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



BECKSIDE, NORMANBY-BY-SPITAL, LN8 2GA

TOTAL FLOOR AREA : 1410 sq.ft. (131.0 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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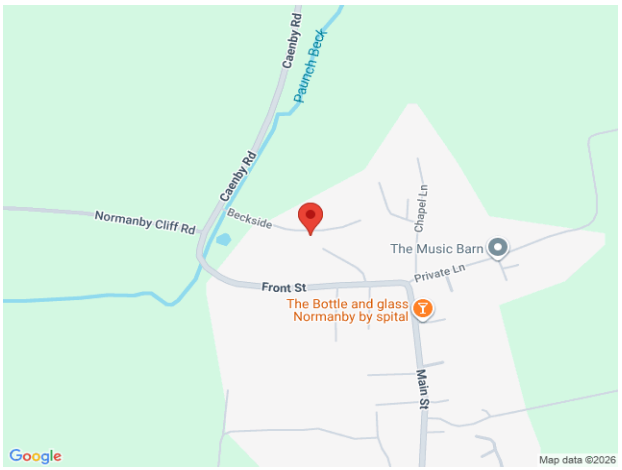

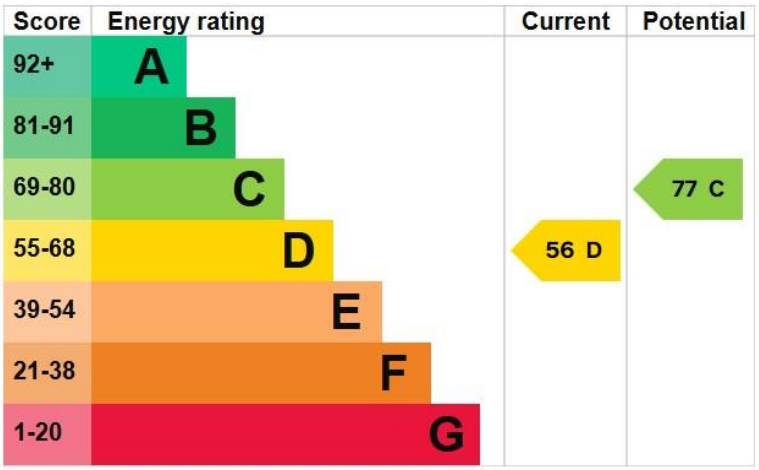

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