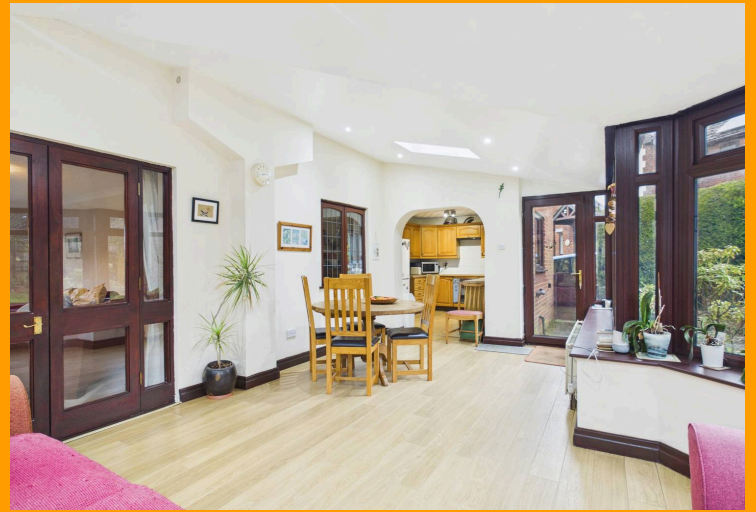




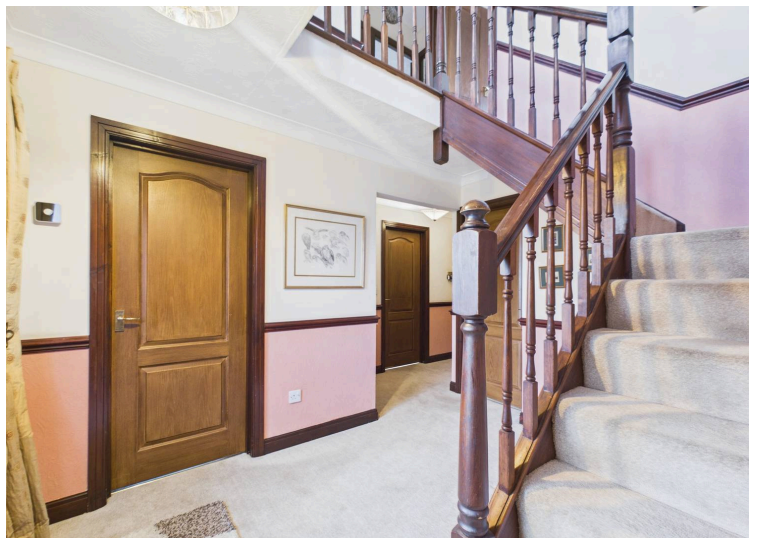
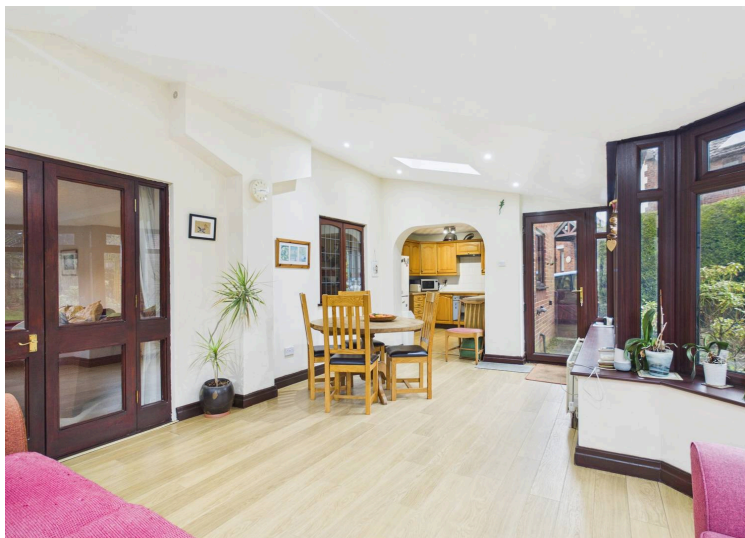
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## 19 Church Street, Elsham – DN20 0RG

£350,000 Freehold

Detached Home • Four Bedrooms • Four Reception Rooms • Two Bathrooms • Utility Room & W.C. • Private Rear Garden • Double Garage • Freehold • Council tax band E • EPC rating D





Nestled in the highly sought-after village of Elsham, this beautiful detached family home offers an impressive blend of elegance, space and warmth – a truly special place to call home.

Step through the front door into a magnificent hallway where a stunning curved wooden staircase sweeps gracefully around the room to the first-floor landing, creating an immediate sense of grandeur and character.

The well-equipped kitchen is perfectly designed for family life, featuring an integrated oven, electric hob and extractor hood, along with ample undercounter and freestanding space for appliances. An open archway leads seamlessly into the bright and airy conservatory, currently arranged as a dining and lounge area, offering a wonderful setting for entertaining or simply relaxing while overlooking the garden. Double doors connect through to the spacious main lounge, where a beautiful brick fireplace houses a charming log burner, creating a cosy and inviting focal point.

To the front of the property, a second reception room with a bay window provides an additional lounge or snug, while a further versatile reception room is presently used as a home office, ideal for those working remotely or in need of flexible living space. The utility room is fitted with units that complement the kitchen and provides additional appliance space, along with access to a convenient downstairs W.C. and an external side door leading directly to the driveway.

Upstairs, the open and light-filled landing is enhanced by two striking arched windows to the front elevation. The property boasts four generous double bedrooms, with the impressive master suite benefitting from its own dressing room and en-suite shower room. A well-appointed family bathroom completes the first-floor accommodation.

Externally, the home continues to impress with a spacious driveway providing ample parking for multiple vehicles, a double garage and an idyllic private rear garden. Surrounded by mature trees and frequently visited by birds, the garden offers a peaceful retreat and a wonderful space to enjoy throughout the seasons.

This is a rare opportunity to acquire a substantial and beautifully presented family home in one of the area's most desirable villages. Don't miss out – book your viewing today.

AGENTS NOTES

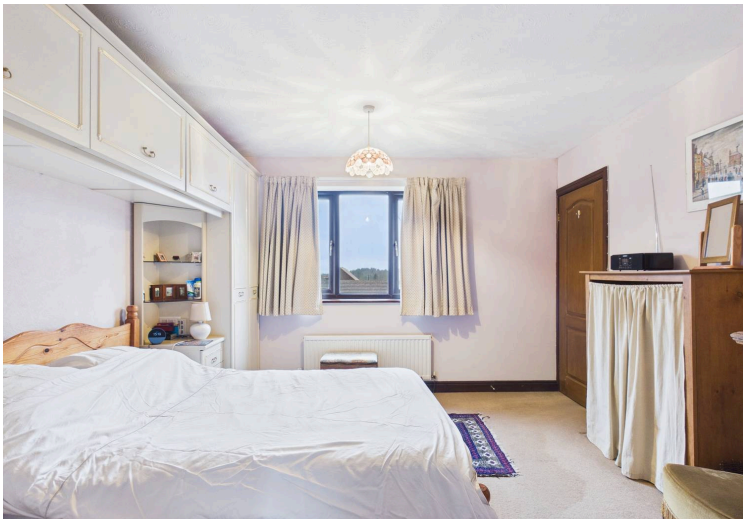


Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Floor 0

Approximate total area<sup>(1)</sup>

91.3 m<sup>2</sup>

Reduced headroom

1.9 m<sup>2</sup>

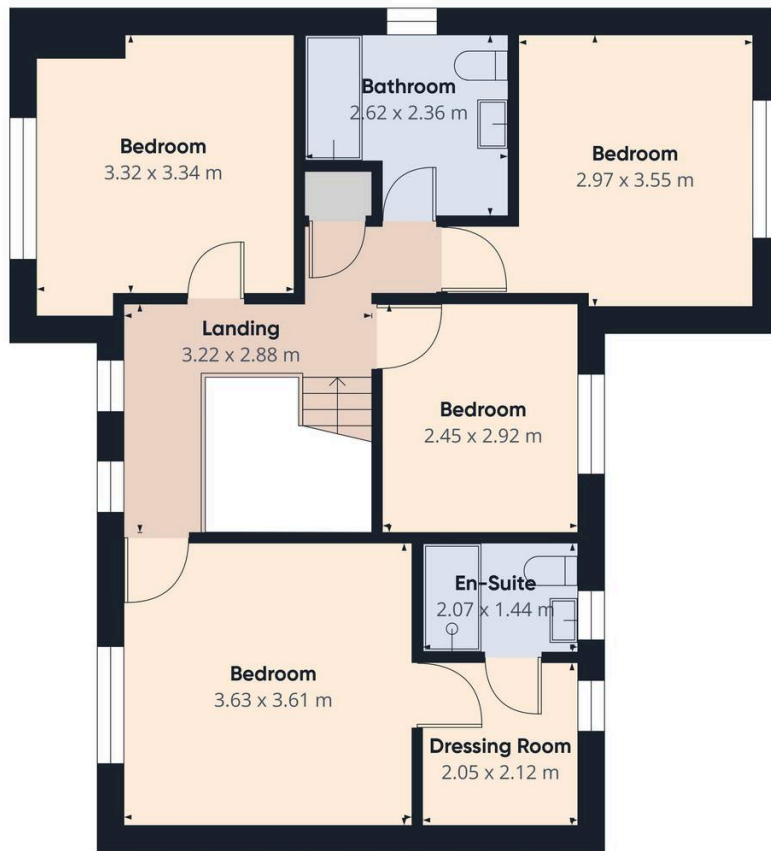
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area<sup>(1)</sup>

63.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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You can include any text here. The text can be modified upon generating your brochure.



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