

## Clifton House Home Farm Grove, Arthingworth, LE16



### Offers Over £700,000

A substantial, extended modern residence of character, set along a delightful secluded cul-de-sac, fronting onto a small coppice and backing onto the village green. The property is presented to a particularly high standard and must be seen in person to be appreciated. It is situated in the quiet and picturesque village of Arthingworth, located a short drive from the A14/M6 road network, ideal for the commuter.

Accommodation briefly comprises entrance hallway with store room offground floor WC, lounge, dining room, study, breakfast kitchen and utility room. To the first floor there is a landing, family bathroom, four double bedrooms, the master bedroom having a large dressing room off and master ensuite. To the outside there are attractive front and rear gardens, driveway and a detached double garage.

*Service without compromise*

## Entrance Hall



UPVC double-glazed front entrance door with sidelights. Quick-step luxury laminate flooring. Cloaks cupboard. Radiator.

## Store Room

Quick-step flooring.

## Downstairs WC



Opaque UPVC double-glazed window to side. WC, wash hand basin, half-tiled walls, tiled flooring, heated towel rail.

## Lounge 22'0" x 13'8" (6.71m x 4.17m)



UPVC double-glazed French doors leading out to the rear garden. Two UPVC double-glazed windows to the rear aspect. Gas fire inset to limestone fireplace. Two radiators.

## (Lounge Photo Two)



Dining Room 11'4" x 10'8" (3.45m x 3.25m)



UPVC double-glazed windows to front and side aspects. Quick-step luxury laminate tiled flooring. Radiator.

(Dining Room Photo Two)



Breakfast Kitchen 14'1" x 9'9" (4.29m x 2.97m)



UPVC double-glazed window to front. Fitted with a range of wall and floor mounted kitchen units. Worktop and fixed breakfast table. Stainless steel sink. Electric double oven. Induction hob. Integrated dishwasher. Integrated fridge. Integrated freezer. Integrated microwave. Karndean flooring.

(Kitchen Photo Two)



Utility Room 8'11" x 8'3" (2.72m x 2.51m)



UPVC double-glazed side entrance door. Floor mounted units with worktop over and stainless steel sink. Space and plumbing for washing machine. Floor mounted oil fired central heating boiler. Kamdean flooring.

Study 13'7" maximum x 13'2" (4.14m maximum x 4.01m)



UPVC double glazed windows to rear. Quick-step luxury laminate flooring. Range of built in desk and drawer units. Radiator.

(Study Photo Two)



Landing

UPVC double -glazed window to side. Airing cupboard. Radiator.

Bedroom One 13'8" x 11'8" (4.17m x 3.56m)



UPVC double-glazed window to rear. Radiator. Door through to dressing room.

(Bedroom One Photo Two)



(Dressing Room Photo Two)



Dressing Room 13'3" maximum into wardrobes x 10'8" with sloping (4.04m maximum into wardrobes x 3.25m with sloping )

En-Suite 6'2" x 6'1" (1.88m x 1.85m)



UPVC double-glazed dormer window to front and opaque UPVC double-glazed window to side. Fitted wardrobes. Radiator.

Velux skylight. White three piece suite comprising WC, wash hand basin, panelled bath with shower mixer tap over and a glazed screen. Shaver point. Tiled walls.

Bedroom Two 13'1" x 9'1" (3.99m x 2.77m)



UPVC double-glazed window to front. Fitted wardrobes. Built in wardrobes. Radiator.

(Bedroom Two Photo Two)



Bedroom Three 13'8 x 9'8" (4.17m x 2.95m)



UPVC double-glazed window to rear. Radiator.

(Bedroom Three Photo Two)



Bedroom Four 12'4 x 8'5" (3.76m x 2.57m)



UPVC double-glazed window to front. Radiator.

(Bedroom Four Photo Two)

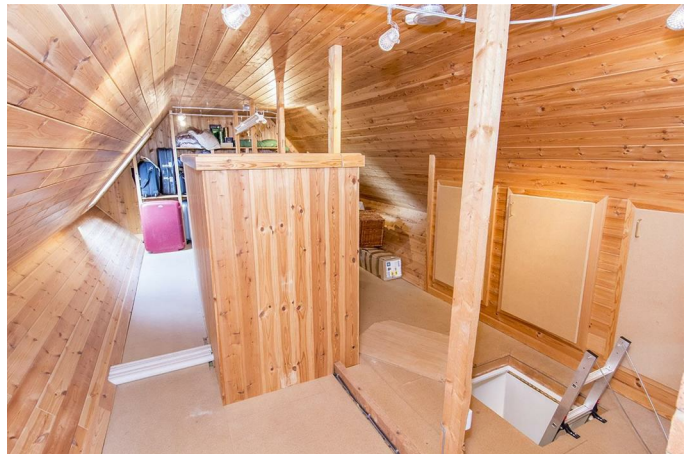


Loft Room

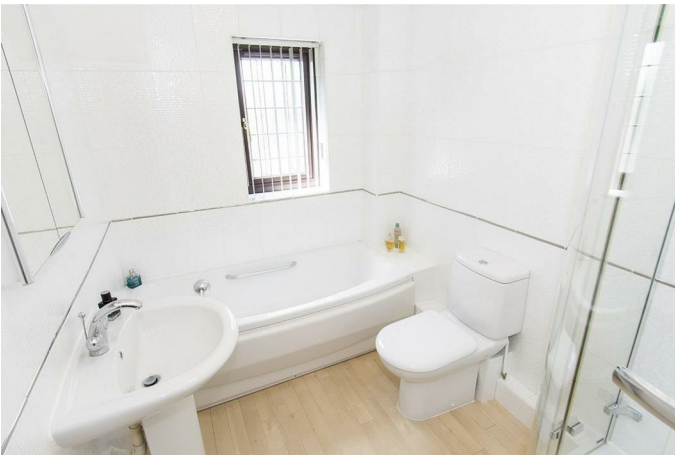


Accessed via pull down ladder, being clad in timber. Built in shelving and three double glazed Velux skylights.

(Loft Room Photo Two)



Bathroom 8'8" x 6'1" (2.64m x 1.85m)



Opaque UPVC double-glazed window. White four piece suite comprising WC, wash handbasin, panelled bath, and shower cubicle. Heated towel rail. Extractor fan. Shaver point. Luxury vinyl tiled floor.

## Front Garden



Mainly laid to lawn. Block paved double width drive way leading to double garage. Gated side access leading into the rear garden.

**Double Garage 18'8" x 17'3" (maximum internal measurements) (5.69m x 5.26m (maximum internal measurements) )**

Two up and over vehicle access doors. Power and light connected. Timber-glazed side entrance door to rear garden.

## Rear Garden



Mainly laid to lawn with two paved patio areas. Timber summer house and brick store.

## (Rear Garden Photo Two)



## (Rear Aspect Photo)



## Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

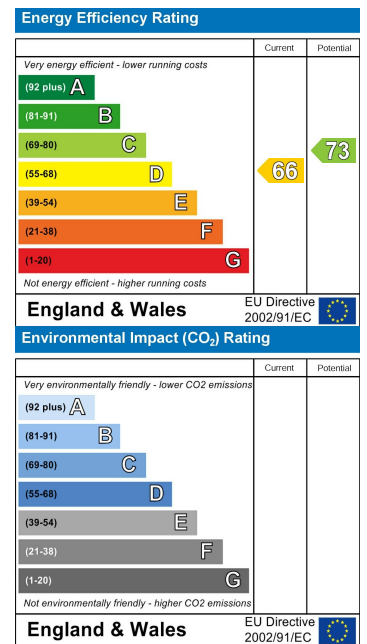


Total area: approx. 206.8 sq. metres (2226.3 sq. feet)

## Area Map



## Energy Efficiency Graph



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