



Greenacres Kirton Road, Greetwell

Fixed Price **£445,000**



Greenacres Kirton Road

Greetwell, Brigg

Council Tax band: D

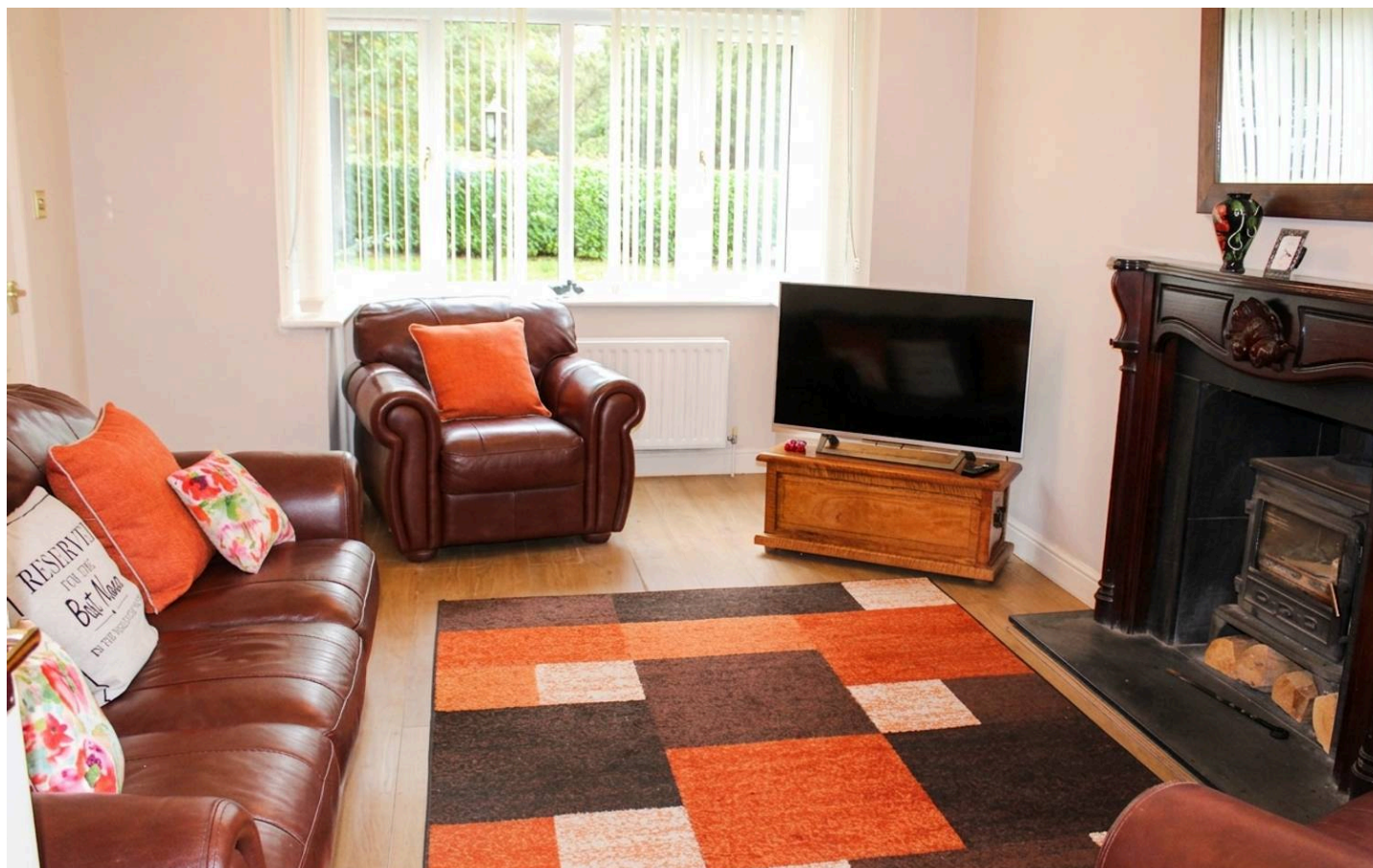
Tenure: Freehold

EPC Rating: TBC

- Distinctive family home set in 1/3 acre mature gardens.
- Edge of hamlet location with woodland views
- Suite of 3 reception rooms with garden room and cast iron stove.
- En-suite shower and family bathroom with roll top bath.

This distinctive four bedroom family home offers generous accommodation in a tranquil edge of hamlet setting, enjoying picturesque woodland views. The property features a suite of three versatile reception rooms, including a charming garden room and lounge with a cast iron stove, perfect for entertaining or relaxing throughout the seasons. The well-proportioned bedrooms are complemented by an en-suite shower room to the principal bedroom and a stylish family bathroom complete with a roll top bath. The layout is thoughtfully designed for family living, with ample space for both formal and informal occasions.

Greenacres stands in approximately one third of an acre of primarily lawned grounds, approached via a five bar gate and a block paved drive. The driveway provides a three car reception area, leading to an attached twin garage for secure parking and storage.





The mature gardens extend to three sides of the property and are beautifully landscaped with extensive lawns, mature trees, established shrubs, and a small natural pond. To the rear, a flagged patio offers a private spot for outdoor dining and relaxation, with views over mature trees. A broad block walkway runs along the side, adding to the sense of space and accessibility within the grounds.

Entrance

A recessed and lit entrance opens to the hall with stair to the first floor and radiator.

Lounge

14' 4" x 11' 5" (4.37m x 3.48m)

A well lit dual aspect room just right for cosy nights in warmed by the cast iron stove. The room also forms part of a suite of rooms which are ideal for informal entertaining. Twin doors open on to the dining area.

Dining room

11' 5" x 9' 4" (3.48m x 2.84m)

An excellent social space linking to 3 other rooms and enjoying views to the side garden.

Garden Room

9' 0" x 8' 11" (2.75m x 2.73m)

Year round, gentle relaxation is the key to this triple aspect room which links to the garden via French doors and includes additional skylights in the vaulted ceiling.

Kitchen

12' 8" x 9' 10" (3.86m x 3.00m)

Generously appointed with a good range of traditionally oak style, high and low cabinets with integrated dishwasher, refrigerator and inset electric hob with extractor canopy over and oven under.



**Utility**

8' 9" x 5' 0" (2.67m x 1.52m)

A most practical area with further matching cabinets, wall mounted gas fired boiler, space and plumbing for both an automatic washing machine and tumble dryer, tiled floor and door to the garden.

Cloak Room

Two piece suite in white, tiled floor and radiator.

Landing

Centrally placed with access to the roof space and airing cupboard.

Bedroom 1

14' 6" x 12' 1" (4.41m x 3.68m)

A well lit, bay fronted room with built in wardrobes

En-suite

Appointed with a suite in white to include and glazed and panelled, mains fed shower enclosure, wc, pedestal wash hand basin and tiled floor.

Bedroom 2

11' 10" x 11' 0" (3.60m x 3.36m)

A rear facing double room .

Bedroom 3

11' 11" x 8' 11" (3.63m x 2.73m)

A further forward facing double room.

Bedroom 4

11' 11" x 8' 10" (3.63m x 2.69m)

The final double room with views to the rear garden.

Bathroom

8' 6" x 6' 5" (2.58m x 1.96m)

A traditionally appointed room with roll top bath with side filler and telephone style shower attachment, wc, pedestal wash hand basin, tiling to half height and to the floor.

Garden

Standing in approximately 1/3 acre primarily lawned grounds Greenacres is approached via a 5 bar gate and over a block paved drive . The 3 car reception area opens to the attached twin garage. The gardens extend to 3 sides of the home and include extensive lawned areas with inset mature trees and shrubs together with a small natura pond. Immediately to the rear there is a flagged patio and the rear enjoys views to mature trees. The remaining side features a broad block walkway.

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