



New Street, Elsham



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Freehold

£485,000



Key Features

- PREMIER VILLAGE LOCATION
- 5.69M LOUNGE
- 2 FURTHER RECEPTIONS
- EN SUITE AND BATHROOM
- GARDEN ROOM
- LANDSCAPED GARDENS
- DOUBLE GARAGE
- EPC RATING TBC





Set within one of the regions' premier residential villages this individual and well proportioned home was designed as a flexible, well lit family property for the current owners occupation. The well presented home has a practical elegance throughout and the landscaped gardens are both a gardeners delight and a safe environment for family games. A central hall welcomes the visitor and leads on to the principal 5.69m lounge which forms part of a suite of rooms including dining room and garden room which are ideal for relaxed entertaining and link to the garden terrace for those balmy summer evenings. The well appointed kitchen allows for more informal socialising and the snug/music room could easily be utilised as workspace if required.

In addition to the en suite shower room to the main bedroom, the remaining double bedrooms are served by a traditional family bathroom.

Those inevitable guests are well catered for by the generous reception area and there is even more, secure parking to the rear together with a brick built double garage.

A home designed for living.

ENTRANCE

A Pvcu door and side screen opens to the reception hall with coving, radiator and stair to first floor with barley twist spindle balustrade.

SNUG/MUSIC ROOM

2.98m x 2.33m (9'10" x 7'7")

A flexible forward facing room suited to either a dedicated work space or second sitting room.

DINING ROOM

4.53m x 2.71m (14'11" x 8'11")

Ideal for more formal entertaining with 2 windows to the front and double multi-pane doors connecting to the lounge and garden room to form an excellent social space.

LOUNGE

5.69m x 4.55m (18'8" x 14'11")

A generously proportioned room of refined simplicity centred on the light dressed stone fireplace with inset coal effect gas fire, cornicing and Pvcu french doors to the garden room.

GARDEN ROOM

3.83m x 3.97m (12'7" x 13'0")

Enjoying views across the landscaped rear gardens with a solid hip and pitched roof to ensure all year use.

KITCHEN

5.04m x 3.63m (16'6" x 11'11")

The informal social space of the home being extensively appointed with a range of light oak style high and low units with complementary work tops and including an inset Franke resin sink unit, integrated dishwasher, larder refrigerator, 4 burner gas hob with extractor over, oven with storage over





and under, separate dresser unit, spot lighting and windows over looking the garden.

UTILITY

2.98m x 1.61m (9'10" x 5'4")

A practical space with additional sink unit, space and plumbing for both a tumble dryer and washing machine, additional store units, wall mounted gas boiler and side entrance door.

CLOAK ROOM

Appointed with a suite to include a close coupled wc, wall mounted wash hand basin and tiled to half height.

LANDING

Centrally placed with a barley twist spindle rail, window, radiator and access ladder to the loft.

BEDROOM 1

4.57m x 4.55m (15'0" x 14'11")

(Measurements include en suite.) A delightfully lit rear facing room with views across the garden.

EN SUITE

Appointed with a suite to include close coupled wc, pedestal wash hand basin a panelled and glazed shower enclosure with mains fed shower and tiling to half height.

BEDROOM 2

4m x 3m (13'1" x 9'10")

A forward facing double room with radiator and spot lights.

BEDROOM 3

4.07m x 3m (13'5" x 9'10")

A further forward facing double room with radiator.



BEDROOM 4

3.6m x 2.54m (11'10" x 8'4")

The final double room with views over the rear garden.

BATHROOM

2.6m x 2.43m (8'6" x 8'0")

Appointed with a traditional suite to include a panelled bath with telephone style mixer attachment, panelled and glazed shower enclosure with electric shower, close coupled wc, pedestal wash hand basin, extractor fan and spot lights.

OUTSIDE

The property enjoys a wide frontage to New Street with extensive reception parking and 2 vehicle accesses. A gated side drive leads to the rear reception area, which provides additional parking, and onto the detached brick and pitched tile GARAGE (5.67m x 5.95m internally) with electrically operated door and eave storage space. A flagged terrace overlooks the established grounds which include a neat lawn with shrub and herbaceous borders and a rose covered central trellis and arch opens to a further lawn. The side and rear boundaries are marked by panel fencing.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

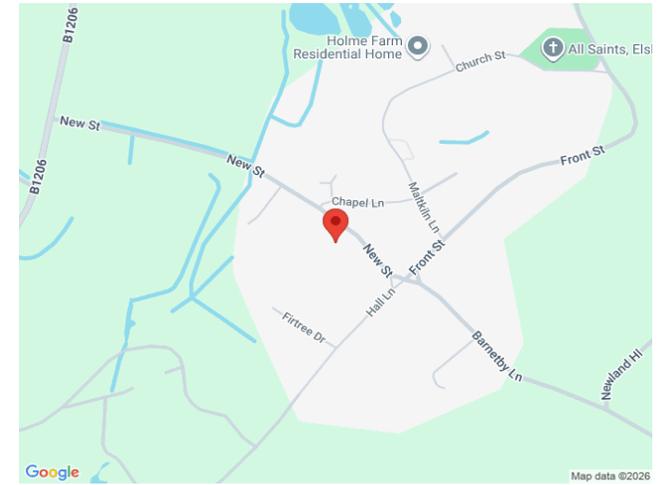
We understand that the latest Council Tax banding indicates that the property is a BAND . We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS





Floorplan



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