



Brigg Road, South Kelsey

 4  2  2

Freehold

£550,000



Key Features

- DISCREETLY SITUATED
- APPROX 1 ACRE GARDENS
- 19'7 BREAKFAST KITCHEN
- INGLENOOK FIREPLACE
- GENEROUS BEDROOMS
- EXTENSIVE PARKING
- EPC RATING E





Enjoying views towards the Lincolnshire Wolds this superbly proportioned 4 bedroom detached family home is discreetly situated within approx ONE acre lawned grounds. A broad Reception Hall provides a warm welcome and the triple aspect Lounge is centred on the inglenook fireplace. In addition to the 19'7 beech effect Breakfast Kitchen there is a separate Dining room together with a most practical Utility room. A galleried Landing serves the 4 generous bedrooms together with the stylish en suite shower room and the fully tiled family Bathroom. In addition to the extensive reception parking area there is a detached Double Garage and a range of useful stores. The primarily lawned gardens provide an excellent entertaining area and an established wildlife pond completes the property. Viewing Essential.

PORCH

2.1m x 1.73m (6'11" x 5'8")

A composite door with decoratively etched panel and uPvc side windows opens to the Porch with decoratively tiled floor, radiator, coving and glazed door with side screens to the Reception Hall.

CLOAKROOM

1.68m x 1.43m (5'6" x 4'8")

Appointed with a suite in white to include close couple wc, vanity unit with inset circular basin and cupboard under, decoratively tiled floor, radiator in ornamental grille and diamond shaped uPvc double glazed window.

RECEPTION HALL

3.65m x 3.99m (12'0" x 13'1")

A broad welcoming space with polished timber flooring, balustraded return stair to the first floor with cupboard under, fitted Cloaks cupboard, coving, radiator and twin part glazed doors to

LOUNGE

6.14m x 3.96m (20'1" x 13'0")

A superbly lit triple aspect room centred on the striking inglenook style fireplace with central brick chimney breast with inset cast iron multi fuel stove, raised herringbone designed brick hearth, 2 uPvc double glazed windows overlooking the side garden and inset mantel beam. The room also includes a uPvc double glazed oriel bay window to the front, matching French doors opening to the rear terrace, coving, tv aerial point, 2 radiators and polished timber flooring

DINING ROOM

3.7m x 2.99m (12'1" x 9'10")

(Currently used as a 2nd Sitting Room .) A multi use room ideal for more formal family celebrations or as a quiet retreat with a square, walk-in uPvc double glazed bay window to the rear, additional uPvc window to the side, 2 radiators, wall mounted remote controled electric fire, coving, tv aerial point, polished timber flooring and door to

BREAKFAST KITCHEN

5.98m x 3.64m (19'7" x 11'11")

The undisputed informal social heart of the home. This dual aspect room is extensively appointed with a range of beech effect fronted units with blue fleck style worktops to include inset 1 1/2 bowl ceramic sink unit with 4 cupboards under, built in refrigerator, return breakfast bar with cupboards and drawers under, tiled splash areas, inset electric hob with extractor hood over and oven under, an additional 5 units at eye level, coving, uPvc double





glazed French doors to the rear, walk-in uPvc double glazed square bay to the side aspect, extractor fan and decoratively tiled floor.

UTILITY

3.64m x 2.47m (11'11" x 8'1")

A most practical space with uPvc double glazed windows to 2 aspects and appointed with a good range of white fronted units with contrasting grey worktops to include single stainless steel sink unit with cupboards under, plumbing and space for both an automatic washing machine and tumble drier, plumbing for a dishwasher, floor standing oil fired central heating boiler, a further 4 units at base level together with an additional 3 units at eye level, radiator, telephone point, freezer space, ceramic tiling to half height and to the floor, composite side door to

SIDE ENTRANCE

2.06m x 1.53m (6'10" x 5'0")

Comprising of uPvc double glazed panels over brick plinths with a sloping translucent roof, tiled floor and side entrance door.

GALLERIED LANDING

A centrally situated space with turned spindle balustrade rail, access to the roof space, radiator, double airing cupboard and separate Linen cupboard.

BEDROOM 1

4.59m x 3.96m (15'1" x 13'0")

A sophisticated dual aspect retreat enjoying views across farmland towards the Lincolnshire Wolds with uPvc double glazed windows to the front and rear, light laminated flooring, 2 radiators, fitted double wardrobe and tv aerial point.

EN SUITE

2.91m x 2.72m (9'6" x 8'11")

A large, fully tiled, indulgent room with a suite in white to include close couple wc, bidet, pedestal wash hand basin, glazed and tiled walk-in shower enclosure, fitted storage units, radiator, spot lighting, extractor fan and uPvc double glazed window.



BEDROOM 2

4.44m x 3.3m (14'7" x 10'10")

A generous forward facing double room with uPvc double glazed window, radiator and laminated flooring.

BEDROOM 3

3.07m x 3.05m (10'1" x 10'0")

Enjoying views over the rear garden this double room includes a range of fitted wardrobes with mirrored doors to one wall, radiator, laminated flooring and uPvc double glazed window.

BEDROOM 4

3.69m x 2.98m (12'1" x 9'10")

A dual aspect room with uPvc double glazed windows to the side and rear, radiator, laminated flooring and fitted display unit.

BATHROOM

2.04m x 2.7m (6'8" x 8'11")

Stylishly appointed with a suite in white to include pedestal wash hand basin, close couple wc, p shaped shower bath with curving glazed screen and mixer shower attachment, extractor fan, tiling to full height and to the floor, radiator, electric shaver point and uPvc double glazed window.

OUTSIDE

Discreetly situated within its own lawned grounds Riverside is approached over a long, curving gated gravel topped drive which leads to an extensive reception area which easily caters for family and friends alike. There is a substantial detached sectional double GARAGE together with a range of useful Stores. The remainder of the front is laid to lawn with mature shrub and tree screens. The lawns continues to the side of the property and onto the rear which provides an excellent entertaining and family area. In addition to the mature trees, fruit trees, shrub and herbaceous gardens there is a timber Summer House which provides relaxing views over the established wild life pond. The property is completed by a flagged terrace which connects the home to the gardens.

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.





Floorplan



1ST FLOOR
APPROX. FLOOR
AREA 787 SQ.FT.
(73.1 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1009 SQ.FT.
(93.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1797 SQ.FT. (166.9 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



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