



- Impressive Family Home
- Spacious & Versatile Accommodation
- Beautifully Presented Throughout
- 5 Bedrooms
- 4 Bathrooms plus Downstairs WC
- Multiple Reception Rooms
- Modern Kitchen
- Off Street Parking & Double Garage
- Landscaped Garden with Outdoor Pool
- EPC Rating A

Bracon, Belton, DN9 1QP, Offers in the region of £630,000





Impressively extended and upgraded over the years by the current owners, Highbury is a fine example of a substantial family home in a highly desirable village location. The property sits on a fantastic sized plot with generous space both inside and out, all showcasing a high quality finish. The property boasts a spacious and flexible layout throughout, briefly comprising of: 5 DOUBLE bedrooms, 2 en-suites and 2 additional shower rooms to the first floor all spaced out across a generous landing space, whilst downstairs boasts a welcoming entrance hall, WC, dual aspect lounge, play room/snug, garden room, modern kitchen, utility room and sun room/dining room overlooking the garden. The landscaped rear garden includes lawned areas, summer house with power, heated swimming pool with granite surround, porcelain seating area and composite decking area. The vendor advises that the pool and hot tub are run off separate air source heat pumps, reducing the electrical costs of these exceptionally. Additional features include ample off street parking, a double garage, owned solar panels and an EPC rating of band A. The property is ideally positioned in a peaceful setting yet is conveniently nearby to motorway access and a range of amenities in Belton and surrounding villages. An internal inspection is highly recommended to truly appreciate this property, call today to arrange a viewing! Freehold. Council tax band: F



Entrance Hallway

Having front entrance door, uPVC double glazed window to the side aspect, radiator, coved ceiling and stairs rising to the first floor.

Lounge

13' 3" x 21' 2" (4.04m x 6.45m)

Having two uPVC double glazed windows to the front aspect, uPVC double glazed French doors to the rear aspect, two radiators, coved ceiling and feature fire.

Play Room/Snug

10' 5" x 10' 3" (3.17m x 3.12m)

Having two uPVC double glazed windows to the rear aspect, coved ceiling and radiator.

Garden Room

10' 7" x 11' 7" (3.22m x 3.53m)

Having uPVC double glazed windows to the side and rear aspects, bi-folding doors to the side aspect, radiator and coved ceiling.

Sun Room/Dining Room

8' 4" x 11' 3" (2.54m x 3.43m)

Having two uPVC double glazed windows to the front and rear aspects, uPVC double glazed French doors to the side aspect, radiator and coved ceiling.

Kitchen

13' 3" x 21' 2" (4.04m x 6.45m)

Having two uPVC double glazed windows to the front aspect, double doors into the garden room, coved ceiling, radiator, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, induction hob and extractor, built in dishwasher and space for fridge freezer.

Utility Room

5' 6" x 6' 5" (1.68m x 1.95m)

Having door to the rear aspect, radiator, wall and base units work surfaces over and space/plumbing for white goods.

Downstairs WC

2' 4" x 6' 8" (0.71m x 2.03m)

Having uPVC double glazed window to the side aspect, WC, wash hand basin, radiator and coved ceiling.

First Floor Landing

Having coved ceiling, ceiling spotlights and loft access.

Bedroom 1

15' 5" x 16' 5" (4.70m x 5.00m)

Having two uPVC double glazed windows to the front and rear aspects, two radiators, ceiling spotlights, fitted wardrobes and en-suite.

Master En-Suite

7' 6" x 6' 9" (2.28m x 2.06m)

Having uPVC double glazed window to the rear aspect, freestanding bath, WC, wash hand basin, heated towel rail and ceiling spotlights.

Bedroom 2

10' 10" x 13' 3" (3.30m x 4.04m)

Having two uPVC double glazed windows to the rear aspect, radiator and coved ceiling.

En-suite

7' 1" x 4' 9" (2.16m x 1.45m)

Having uPVC double glazed window to the rear aspect, shower cubicle, wash hand basin, WC and heated towel rail.

Bedroom 3

13' 4" x 9' 6" (4.06m x 2.89m)

Having two uPVC double glazed windows to the front aspect, radiator and coved ceiling.

Bedroom 4

9' 7" x 13' 3" (2.92m x 4.04m)

Having two uPVC double glazed windows to the front aspect, radiator and coved ceiling.

Bedroom 5

8' 0" x 10' 4" (2.44m x 3.15m)

Having two uPVC double glazed windows to the front aspect, radiator and coved ceiling.

Shower Room

6' 9" x 5' 5" (2.06m x 1.65m)

Having uPVC double glazed window to the rear aspect, shower cubicle, wash hand basin, WC, heated towel rail and ceiling spotlights.

Shower Room 2

7' 1" x 4' 10" (2.16m x 1.47m)

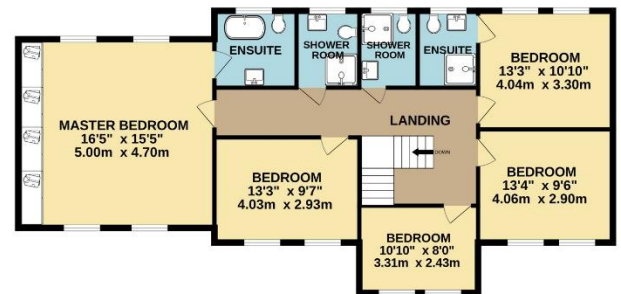
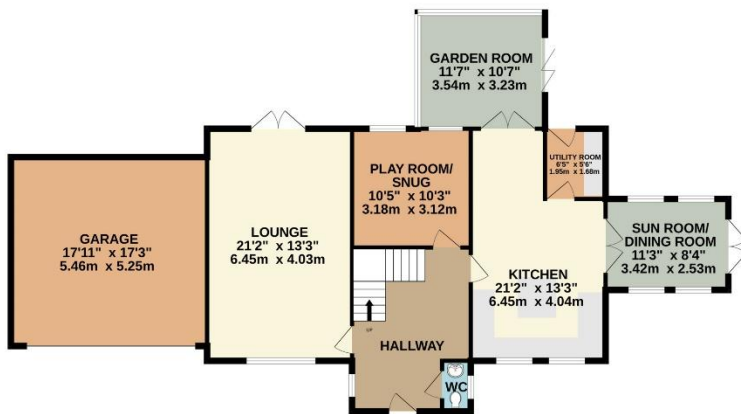
Having uPVC double glazed window to the rear aspect, shower cubicle, wash hand basin, WC and heated towel rail.





GROUND FLOOR

1ST FLOOR



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

1 Oswald Road, Scunthorpe, DN15 7PU
T: 01724 856100
E: scunthorpe@starkeyandbrown.co.uk



www.starkeyandbrown.co.uk



STARKEY & BROWN
YOUR LOCAL PROPERTY PEOPLE