



PEAR TREE LODGE MAIN STREET
HOWSHAM LN7 6JZ

£350,000
FREEHOLD

Presenting 'Pear Tree Lodge' - a beautifully transformed four-bedroom detached home where style meets space, and the gardens are nothing short of stunning!



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PEAR TREE LODGE

Description

Introducing Pear Tree Lodge – a beautifully extended and extensively refurbished traditional Dorner-style detached bungalow, offering generous, versatile accommodation perfectly suited to modern family living.

Occupying an elevated position in a desirable location, this stunning home combines classic character with contemporary comfort and must be viewed internally to be fully appreciated.

Step inside via the welcoming front entrance and you'll find a stylish and well-appointed breakfast kitchen, designed with both aesthetics and practicality in mind. A side entrance provides access to a handy cloakroom and a separate utility room, keeping day-to-day living effortless.

The formal dining room is ideal for entertaining, while the spacious main living room is the heart of the home – bathed in natural light and enhanced by bi-folding doors opening into a charming side conservatory, perfect for relaxing all year round.

The ground floor also boasts two generously sized double bedrooms and a sleek, modern family bathroom. Upstairs, two further double bedrooms are served by a cleverly designed 'Jack and Jill' style en-suite shower room – ideal for growing families or visiting guests.

Outside, the property continues to impress. A large, pebbled driveway provides ample off-street parking and leads to a detached, brick-built double garage, complete with an adjoining workshop – perfect for hobbyists or extra storage. The rear garden enjoys a southerly, open aspect, offering a high degree of privacy and seclusion. A substantial flagged patio creates the perfect entertaining space, while the expansive lawn, bordered by mature planting, provides a tranquil setting for family life. A charming timber summer house adds further appeal for those seeking a peaceful retreat or creative studio space.

Pear Tree Lodge - a turnkey home of exceptional quality, combining space, style and location in equal measure.

ENTRANCE 5'11" x 4'2"

With composite door opening into the entrance hallway which in turn, invites us within the beautifully refitted Kitchen Breakfast Room

BREAKFAST KITCHEN 13'5" x 12'4" x 7'3" x 5'10"

A cleverly redesigned space with a fantastic range of workspace and storage provided in a well planned 'U' shaped design that offers a large breakfast bar to one side as well

INNER LOBBY 7'0" x 3'8"

Leading to the side entrance door and providing access to the WC and Utility Room

WC 6'5" x 3'4"

With vanity wash hand basin and WC

UTILITY 6'3" x 7'8"

With fitted storage units, work surface, space for fridge freezer, washing machine and tumble dryer.

SNUG 9'11" x 12'7" max

Accessed from the Breakfast Kitchen which could also lend itself to being a dining room. Staircase with open recess below rising to the first floor and with double doors opening onto the Lounge

LOUNGE 14'2" x 17'7" max

An ideal entertaining and unwinding space with feature fireplace, ample space for comfy sofas and armchairs, double doors to the rear garden, a door leading to the Inner Hall and further living accommodation and bi-folding doors to:

GARDEN ROOM 10'2" x 11'4"

With superb views across the well-established outdoor space and double doors opening onto the extensive patio area, the Garden Room makes a beautiful dining or relaxing space.



INNER HALL

The elegant 'L shaped' Inner Hallway provides convenient access to the further ground floor living accommodation - leading to two well proportioned bedrooms and the ground floor Bathroom.

BEDROOM FOUR 9'0" x 10'4"

A good sized double bedroom with window to the front.

BEDROOM THREE 10'11" x 21'9" max

An extensive bedroom - ideal for a teenager, guests or older family members who value their own private sanctuary - this generously versatile room enjoys dual aspect views and a dressing/seating area.

FAMILY BATHROOM 7'2" x 9'4"

The luxurious bathroom suite enjoys a bath with direct feed double head shower and side splashscreen over, vanity was hand basin with further complimenting vanity cupboards, WC, towel rail radiator, frosted window to the rear and door to the airing cupboard housing the hot water cylinder.

FIRST FLOOR LANDING 6'3" x 3'5"

Rising from the ground floor via the staircase in the Snug with window to the side.

BEDROOM TWO 11'5" x 16'9" max

With two windows to the front elevation and two open eaves areas providing excellent space for bedroom furnishings and storage, this generous sized double room also has access to the 'Jack and Jill' first floor shower room.

SHOWER ROOM 6'5" x 6'5"

Cleverly designed, with enclosed shower cubicle and electric shower, frosted window to the side, wash hand basin with beauty lit vanity mirror above and WC.

BEDROOM ONE 18'11" x 10'6" max

With two windows to the rear elevation and two open eaves areas providing excellent space for bedroom furnishings and storage, this generous sized double room also has access to the 'Jack and Jill' first floor shower room.

OUTSIDE

The sweeping driveway provides ample off road parking for numerous vehicles and in turn, leads to double timber gated access to the left hand side of the property, concluding at the Detached Double Garage via a large car port. Enjoying a large paved patio area that extends the full width of the property which is the perfect spot for summer gatherings and entertaining, wonderfully serviced by the Garden Bar/Summerhouse as well.

The beautifully kept lawns are bordered by well established flowering borders with a pathway leading from the Garage to the Workshop and concluding at the Vegetable Garden and timber pergola.

DETACHED GARAGE 17'7" x 17'8"

With two separate 'up and over' doors, side window and side courtesy door, power, lighting and masses of eaves storage as well

WORKSHOP 10'11" x 12'11"

Situated at the rear of the Garage, the workshop offers a handy and secluded spot for tools, hobbies and further storage.

GARDEN BAR

With dual aspect views, double opening doors, seating bench and bar area, this is an ideal entertaining space...and the place to be with for a cocktail with the sunset views!

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ADDITIONAL INFORMATION

Local Authority – North Lincolnshire

Council Tax – Band C

Viewings – By Appointment Only

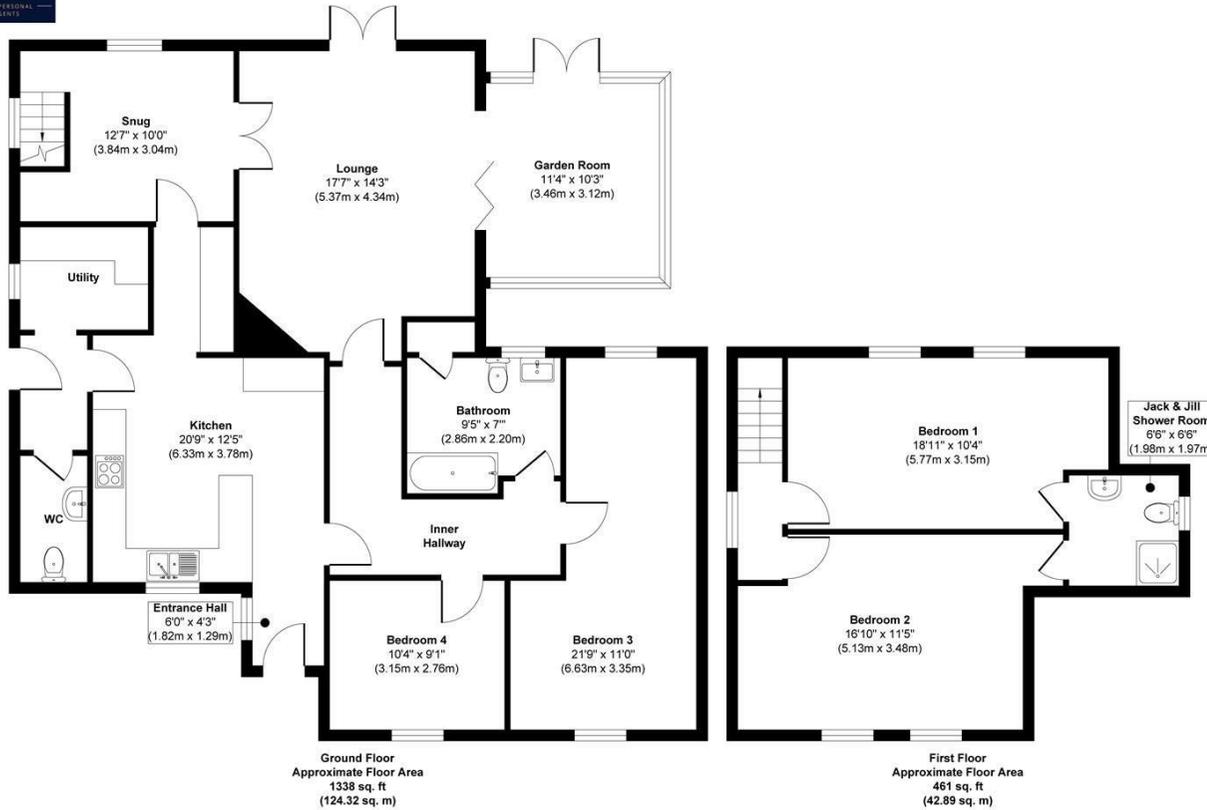
Floor Area – 1800.00 sq ft

Tenure – Freehold





Pear Tree Lodge, Howsham



Approx. Gross Internal Floor Area 1799 sq. ft / 167.21 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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