



**Brigg Road,**  
North Kelsey, Lincolnshire, LN7 6JU



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£510,000

The home your family dreams of. Standing in mature, established grounds on the fringe of a sought after Lincolnshire village this impressive 4 bedroom detached home offers generous and flexible accommodation suited to most family needs. There is a simple elegance to the formal Lounge and Dining rooms whilst the Breakfast Kitchen is ideal for more informal socialising and the Snug allows for quiet contemplation. In addition to the Master suite with its modern Shower room and useful Dressing room, there is a stylish bathroom which serves the remaining double bedrooms. The grounds allow for both al fresco entertaining and family games and your inevitable guests are accommodated for on the extensive reception parking and double garage. Tudor Meads - space for your family to breathe.

**RECEPTION HALL**

A recessed and paneled entrance door opens to the Hall with leaded window to the front and spindle balustrade stair to the first floor. Radiator, cornice & under stair cloak cupboard.

**LOUNGE**

13'4" x 12'7" (4.08m x 3.85m)

A beautifully lit traditionally appointed forward facing room with leaded splay bow window and centred on the open fire with back boiler and wide, painted fire surround with decorative columns and marbled back and hearth. Radiators and cornice. The feeling of light and space is further enhanced by French doors opening



### GARDEN ROOM

12'10" x 7'4" (3.93m x 2.26m)

With windows to the side and rear together with French door connecting to the rear gardens.

### DINING ROOM

17'9" max x 11'2" max (5.42m max x 3.42m max)

Ideally suited to family celebrations with radiator, 2 windows and conicing.

### SNUG

11'11" x 8'7" (3.64m x 2.64m)

A private, relaxed space suited to quiet contemplation or for use as a separate Study if required. Radiator, TV point & cornice.

### CLOAKROOM

Distinctively appointed with a traditional suite in champagne to include a low flush wc, wall mounted wash hand basin, radiator. window, coving and floor standing oil fired central heating boiler and with airing cupboard.

### BREAKFAST KITCHEN

14'7" x 13'3" (4.45m x 4.06m)

Undoubtedly the informal social heart of the home with its extensive range of 10 base and 7 eye level cream fronted units with granite tops and inset deep glazed Belfast sink. This well proportioned room also includes an electric range with propane gas hob, fitted fridge/ freezer, window to the front aspect, TV point, spot lighting, radiator, electric under floor heating and walk-in shelved Pantry.

### UTILITY

8'5" x 5'5" (2.59m x 1.67m)

A most practical space with additional Belfast style sink and worktops, space and plumbing for an automatic washing machine, radiator and rear access door.

### LANDING

With spindle balustrade rail, leaded window and radiator.

### MASTER SUITE

A sophisticated retreat including

### BEDROOM

14'2" x 13'8" (4.32m x 4.17m)

A generous rear facing room with radiator, tv aerial point and coving and DRESSING ROOM with fitted wardrobes and radiator.

### EN SUITE

11'7" x 5'10" (3.55m x 1.80m)

A modern indulgence with double ended, claw foot bath with side filler, vanity basin, wc, walk-in panelled and glazed shower enclosure, slate style tiled floor, leaded window, electric underfloor heating, towel rail, radiator, cornice and spot lighting.

### BEDROOM 2

13'4" x 10'1" (4.08m x 3.08m)

A dual aspect double room with windows to the rear and side, TV point, coving and radiator.

### BEDROOM 3

12'9" x 9'10" (3.90m x 3.00m)

A well lit rear facing room with TV point, radiator and cornice.

### BEDROOM 4

13'4" x 10'1" max (4.08m x 3.09m max)

The final dual aspect double room with windows to the front and side, cornice and radiator.

### BATHROOM

11'2" x 8'9" (3.42m x 2.67m)

An indulgent luxury with bath in mirrored and lit recess with fitted cupboards and shelves, Villeroy & Boch oval wash hand basin, close coupled wc, bamboo flooring, cornice and radiator.

### OUTSIDE

The home is set back beyond mature gardens with established trees and a horseshoe reception drive which allows for both guest parking and access to the attached double GARAGE. Immediately to the rear of the property there is a gravel topped seating area screened by established shrub planting and there are extensive lawns with mature specimen trees including horse chestnut and ornamental pines and a beech hedge separates an large and productive Kitchen Garden.

### TENURE STATUS

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 E . We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.



### IMPORTANT NOTE TO PURCHASERS

We endeavour to ensure that our sales particulars are accurate and reliable, however, they do not constitute or form part of an offer nor any contract and none is to be relied upon as statements of representation or fact. Any system, services or appliances listed in these particulars have not been tested by ourselves and no guarantee or warranty as to their fitness for purpose or efficiency is either given or implied. All measurements are for guidance only and should be verified by the purchaser to their own satisfaction. Only those fixtures and fittings specifically mentioned in the sales particulars are included. Other items may be purchased by separate agreement with the Vendors.

### FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

### CONVEYANCING

It is advisable to use the services of a solicitor or conveyancer to assist with your transaction and although you are free to use an alternative provider Newton Fallowell Brigg offer access to a range of competitive conveyancing services including Brr Law, Bridge McFarland and Mason Baggott and Garton. Please be aware that we may receive a referral fee of upto £300 if you decide to use one of the solicitors we have referred you to.

### MORTGAGE ADVICE

Correct budgeting is crucial before committing to purchase. You are free to arrange your own advice but we can refer you to the Mortgage Advice Bureau for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of upto £300 if you ultimately choose to arrange a mortgage through them

### VALUATION

Ensure you are getting the best advice on the marketing of your home by calling Newton Fallowell Brigg 01652 783030 or Newton Fallowell Caistor on 01472 433030 for a free market appraisal.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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TOTAL FLOOR AREA : 1790 sq.ft. (166.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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