



Back Lane,
Searby, Lincolnshire, DN38 6BH

NEWTONFALLOWELL 

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Searby, Lincolnshire, DN38 6BH
£460,000**

LOCATION, LOCATION, LOCATION.

From its elevated, generous plot Woldside enjoys truly stunning countryside views to the front aspect and this delightfully lit 4 bedroom home offers well proportioned and versatile family living. Relaxed socialising was at the heart of the decision to extend the home and add a 22' Garden room which links to both the stylish Breakfast Kitchen, Dining room and, via bi-fold doors, to the large, primarily lawned rear gardens. The ground floor is completed by a forward facing Lounge, Study, Utility and large Cloakroom which could be rearranged to create a ground floor bedroom if required. A stunning contemporary family Bathroom serves 3 of the bedrooms and an en suite shower room leads off the master bedroom. Inevitable guests are well catered for by both extensive reception parking and a brick built Double Garage. In Caistor Grammar School Catchment area. Woldside - where home begins.

RECEPTION HALL

24'0" x 6'9" (7.32m x 2.08m)

A Pvcu double glazed door opens to the Reception Hall with oak style flooring, radiator, coving, open tread balustraded stair to the first floor and Pvcu double glazed window.



LOUNGE

15'11" x 13'2" (4.86m x 4.02m)

A well lit, intimate retreat with Pvcu bow window overlooking the front garden and stone effect fire surround with contrasting back and hearth and inset coal effect gas fire. The room also includes a radiator, tv aerial point and coving.

STUDY

10'5" x 7'0" (3.20m x 2.14m)

A dual aspect work space with Pvcu double glazed bow window and additional window to the side aspect, radiator, laminated flooring, telephone point and radiator.

CLOAK ROOM

9'8" x 8'3" (2.95m x 2.53m)

A surprisingly large room which could be integrated with the Study to form a ground floor bedroom if required. The room currently includes a close coupled wc, pedestal wash hand basin with mosaic style splash back, coving and pvcu double glazed window.

BREAKFAST KITCHEN

16'9" x 9'10" (5.13m x 3.02m)

Part of a connected suite of rooms which form the informal social heart of the home. The Kitchen is generously appointed with a range of ivory coloured units with oak effect worktops to include 1 1/2 bowl stainless steel sink unit with cupboards and drawers under, integrated dishwasher, additional base units with integrated chopping boards, breakfast bar with cupboards under, a range of matching units at eye level, space for a 5 burner stainless steel Rangemaster gas cooker with chimney style extractor over, tiled splash areas, tv aerial point, radiator, Pvcu double glazed window and squared archway opening to

DINING ROOM

13'7" x 9'10" (4.16m x 3.02m)

Ideal for family celebrations with oak style laminated flooring, radiator, coving and squared arch to

GARDEN ROOM

22'1" x 12'5" (6.75m x 3.80m)

A stunning triple aspect family space connecting to the large rear gardens via Pvcu double glazed bi-fold doors and additional Pvcu double glazed windows to the remaining sides. The room also features a solid roof with inset spot lights, tv aerial point, radiator and oak effect laminated flooring to ensure year round comfort.

UTILITY

7'9" x 9'7" (2.38m x 2.94m)

A most practical space with high and low storage cupboards, space and plumbing for an automatic washing machine, wall mounted gas fired heating boiler (installed 2021), Pvcu double glazed window and matching side entrance door.

LANDING

With turned spindle balustrade rail, coving, laminated flooring, fitted airing cupboard and additional shelved cupboard.

BEDROOM 1

13'1" x 10'5" (3.99m x 3.20m)

Enjoying superb views across fields and open countryside this delightful, double room includes a Pvcu double glazed picture window to the front aspect, radiator and laminated flooring.

EN SUITE

Appointed with a suite in white to include a close coupled wc, wash stand with circular bowl and pillar tap, glazed and tiled shower enclosure, tiled floor, chrome radiator, Pvcu panelled ceiling with inset spot lighting, extractor fan, part tiled walls and Pvcu double glazed window.

BEDROOM 2

14'0" max x 12'7" (4.27m max x 3.85m)

A further double room with Pvcu double glazed window overlooking the rear gardens, radiator, coving, tv aerial point, laminated flooring and built in wardrobe.



DRESSING ROOM

6'11" x 5'7" (2.13m x 1.71m)

(Potential en suite) A versatile space with laminated flooring, coving, spot lights and Pvcu double glazed window.

BEDROOM 3

11'2" x 10'5" (3.42m x 3.20m)

The final forward facing double room with Pvcu double glazed window allowing country side views, laminated flooring, radiator, tv aerial point and a range of 3 built-in double wardrobes to one wall.

BEDROOM 4

10'7" x 9'11" (3.23m x 3.03m)

With Pvcu double glazed window to the side aspect, tv aerial point, laminated flooring, radiator, fitted double wardrobe and banks of drawers.

BATHROOM

13'2" x 11'11" (4.02m x 3.64m)

An outstanding contemporary Bathroom with modern suite in white with contrasting grey tiling and furniture to include a vanity unit with twin wash hand basins with pillar taps and 6 cupboards under, double ended whirlpool bath with side filler, close coupled wc, glazed and tiled walk-in shower enclosure with rainwater head and hand held attachment, tiled to full height, 2 chrome radiators, extractor fan, Pvcu double glazed window and panelled ceiling with inset spot lighting.

OUTSIDE

The property occupies a prominent, elevated position and is fronted by neat lawns with ornamental trees and shrubs. A part shared drive allows for visitor parking and timber gates open to the rear reception area which in turn leads on to the detached brick and tile roofed DOUBLE GARAGE with twin doors and electric light and power. Immediately to the rear of the home there is a series of paved and gravel topped seating and terrace areas ideal for al fresco relaxation and entertaining adjacent to the small ornamental pond. The remainder of the generous rear gardens are ideal for family games and are divided in to two large lawned areas with shaped and clipped shrubs.

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.





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.

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

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.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
1292 sq.ft. (120.0 sq.m.) approx.



1ST FLOOR
948 sq.ft. (88.1 sq.m.) approx.



TOTAL FLOOR AREA : 2240 sq.ft. (208.1 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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