



16 Church Street (Draft Details)
ELSHAM, BRIGG, NORTH LINCOLNSHIRE, DN20 0RG



paul fox
FINEST

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Elsham, Brigg, North Lincolnshire, DN20 0RG

**** 4 DOUBLE BEDROOMS ** 4 RECEPTION ROOMS ** LARGE MATURE PRIVATE GARDENS ****

'Holly Lodge' is a fine executive detached family home positioned within the highly desirable village of Elsham and sat within large extensive mature private gardens. The spacious, versatile and well presented accommodation comprises, front entrance hallway, cloakroom, useful utility room, central open plan sitting/dining room with open access to a snug area and an attractive fitted kitchen, fine main living room leading to a rear conservatory. The first floor provides 4 generous bedrooms with the master enjoying a large en-suite bathroom and a store room that could great a dressing room, main family bathroom with a separate landing toilet. Providing an extensive pebbled front driveway that allows for ample parking enjoying access to the garage and side vehicle access to the rear garden. The rear garden enjoys excellent privacy with a large hard standing entertaining area that leads onto an impressive lawned garden.

Finished with double glazing and an oil central heating system. Viewing comes with the agents highest of recommendations. EPC Rating E. View via our Finest department in Brigg, please call 01652 651777 for further information.

OPEN FRONT ENTRANCE HALL

Measures approx. 2.6m x 2.2m (). Enjoying an attractive oak panelled and glazed entrance door with inset oval pattern and leaded glazing with adjoining side lights, open access through to the sitting/dining room, continued passageway leading to a further hallway that provides a



staircase leading to the first floor accommodation and a further front uPVC double glazed window.

LARGE UNDER STAIRS STORE ROOM

Measures approx. 2.14m x 2m (). Housing the cylinder tank and a front uPVC double glazed window.

CLOAKROOM

Enjoys a two piece suite in white comprising a low flush WC, vanity wash hand basin and a front uPVC double glazed window.

FINE MAIN LIVING ROOM

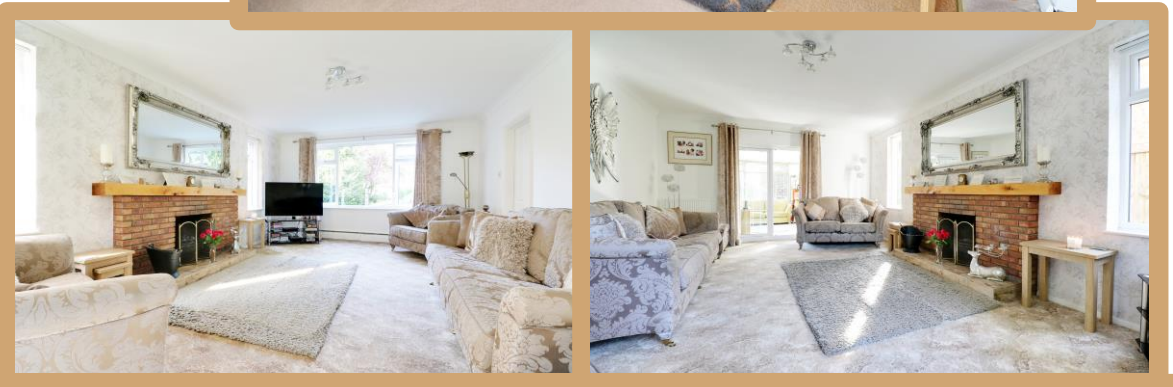
Measures approx. 6.1m x 4.11m (). Enjoying a dual aspect with front uPVC double glazed windows, matching twin windows to the side and a feature open fireplace set within a brick surround, tiled hearth and a wooden mantle, TV point, wall to ceiling coving and internal french doors through to;

REAR CONSERVATORY

Measures approx. 4.11m x 4.25m (). Enjoying surrounding hardwood double glazed windows and side french doors leading to the garden, clad hipped and pitched ceiling with light and fan and attractive wooden wash style laminate flooring.

KITCHEN

Measures approx. 6.28m x 2.97m (). Enjoying an extensive range of attractive furniture comprising low level units, drawer units and wall units of an oak effect and of a shaker style with brushed aluminium style pull handles, a complementary patterned rolled edge working top surface with tiled splash backs incorporating a stainless steel sink unit, 5-ring gas hob with overhead stainless steel and glazed canopied extractor with downlighting and a built in eye level double oven, integral appliances including dishwasher and fridge freezer, wall to ceiling coving, inset ceiling spotlights, attractive tiled effect cushioned flooring, rear uPVC double glazed window and rear



sliding patio doors to the garden, open access leads through to;

SITTING/DINING ROOM

Measures approx. 4.02m x 6.48m (). Enjoying open access back through to the entrance hallway and twin picture uPVC double glazed windows enjoying view across the garden, wall to ceiling coving and feature twin arches through to;

SNUG

Measures approx. 2.41m x 4.02m (). Enjoying rear uPVC double glazed french doors allowing access to the garden, wall to ceiling coving and TV point.

UTILITY ROOM

Measures approx. 2.39m x 3.69m (). Enjoying a side uPVC double glazed window, personal door through to the garage and enjoying a range of fitted furniture and plumbing for appliances with internal door leading through to the garage.

FIRST FLOOR LANDING

Enjoys a front uPVC double glazed window.

INNER HALLWAY

With fitted wardrobe with sliding fronts and door through to potential dressing room or large store room.

MASTER BEDROOM

Measures approx. 5.62m x 4m (). Enjoying a dual aspect with twin rear and one side uPVC double glazed window, enjoying an extensive range of fitted bedroom furniture, wall to ceiling coving and door through to;

EN-SUITE SHOWER ROOM

Measures approx. 3.38m x 2.45m (). Enjoying a rear uPVC double glazed window with inset pattern glazing and a four piece suite in white comprising a low flush WC, panelled bath and twin "his and hers" pedestal wash hand basin with mirror and lighting above and fully tiled walls.



REAR DOUBLE BEDROOM 2

Measures approx. 4.11m x 4.07m (). Enjoying a rear uPVC double glazed window and wall to ceiling coving.

FRONT DOUBLE BEDROOM 3

Measures approx. 4.11m x 2.9m (). Enjoying a front uPVC double glazed and leaded window and wall to ceiling coving.

REAR DOUBLE BEDROOM 4

Measures approx. 3.13m x 2.98m (). With a rear uPVC double glazed window.

FAMILY BATHROOM

Measures approx. 2.45m x 3.03m (). Enjoying a rear uPVC double glazed window, panelled bath, pedestal wash hand basin and fully tiled walls.

SEPARATE LANDING TOILET

Measures approx. 1.98m x 2.49m (). Enjoying a front uPVC double glazed window, low flush WC, pedestal wash hand basin and a fitted airing cupboard.

OUTBUILDINGS

Measures approx. 5.5m x 5.56m maximum (). The property enjoys the benefit of an integral garage being L-shaped and part divided to create a utility room and with a front up and over front door and internal power and lighting. The rear garden houses a timber summer house and newly constructed office which are available at separate negotiation.

GROUNDS

The property enjoys extensive mature private gardens with the front enjoying an extensive pebbled driveway that allows access to the garage, room available for a caravan or motorhome if required and a traditional 5 bar timber gate to the side allows continued vehicular access into the rear. The front provides a mature lawned garden



with a number of planted trees and shrubs creating excellent privacy from the road. The rear garden is of a fantastic family size and comes principally laid to lawn with mature surrounding borders and having an extensive hard standing heating area ideal for entertaining.

DOUBLE GLAZING

The property benefits from uPVC double glazed windows and doors.

CENTRAL HEATING

The property enjoys a gas fired central heating system to radiators.

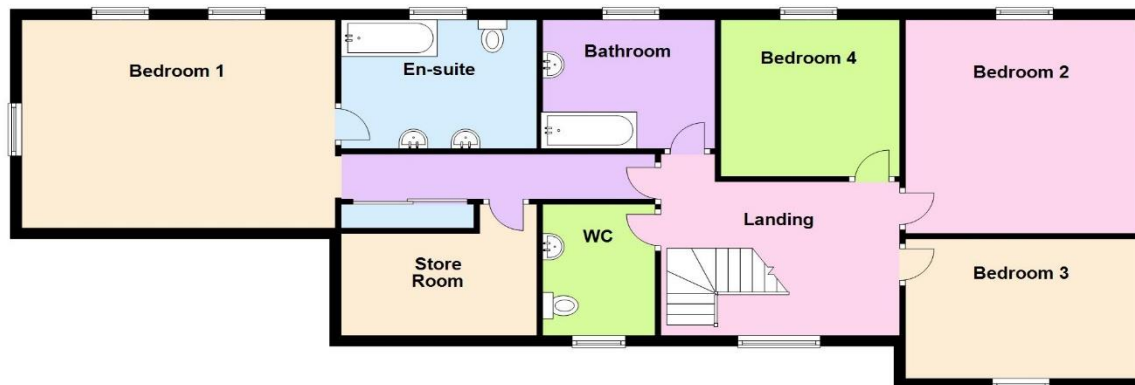


FLOORPLAN AND EPC

Ground Floor



First Floor



"DoubleClick Insert EPC"



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VIEWING STRICTLY BY APPOINTMENT

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