



**30A LINCOLN ROAD, GLINTON
PE6 7JS**

GUIDE PRICE £600,000 - £625,000

FREEHOLD



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Situated in the highly sought-after village of Glinton, this superb four bedroom detached bungalow has been extended and modernised comprehensively by the current owner to create a spacious and contemporary home with both substantial driveway parking and an enclosed garden with studio. Entered via a spacious hallway, the property comprises a striking 38' lounge with bi-fold doors to the garden, modern kitchen/dining room with integrated appliances, separate utility room, four bedrooms with an en-suite to the master bedroom and separate family bathroom. An office/study is situated to the front of the property and a large studio is situated in the rear garden ideal for either working from home or an entertaining space.

Entrance door opening to

ENTRANCE HALLWAY 16'4 x 8'6 (4.99m x 2.58m)

A spacious entrance hall with two storage cupboards providing hanging and storage space and doors providing access to the principal reception rooms.

LOUNGE 38' x 21'8 (11.6m x 6.61m)

A striking L-shaped room with bi-fold doors opening onto the rear gardens and a custom built media wall with built-in feature living-flame fireplace.

KITCHEN/DINING ROOM 23'6 x 18'2 (7.15m x 5.54m)

Fitted with a modern range of base and eye-level units with marble worktops over, integrated oven and separate microwave combi oven, built-in larder freezer and separate larder fridge, built-in dishwasher, kitchen island with matching units and worktop housing five ring electric induction hob with extractor hood above, radiators and window to side elevation.

UTILITY ROOM 4'8 x 4'7 (1.42m x 1.41m)

With plumbing for washing machine and space for tumble dryer, window to side elevation and door to side.

MASTER BEDROOM 15'11 x 12'1 (4.86m x 3.68m)

With radiator and window to side elevation and access to

EN-SUITE

Comprising tiled flooring and surround, shower enclosure, WC, wash-hand basin and heated towel rail.

BEDROOM TWO 13'8 x 11'5 (4.17m x 3.47m)

With radiator and window to rear elevation.

BEDROOM THREE 11'9 x 9'8 (3.59m x 2.94m)

With radiator and window to side elevation.

BEDROOM FOUR 10'11 x 8'4 (3.33m x 2.55m)

With radiator and box-bay window to front elevation.

FAMILY BATHROOM

Fitted with a luxurious four-piece suite comprising free-standing roll-top bath, wash-hand basin in wall-hung vanity unit, WC, shower with glass screen and tiled surround, heated towel rail and window to side elevation.

HOME OFFICE 17'9 x 8'5 (5.40m x 2.58m)

Accessed separately from the house through a door from the side, this room provides a perfect work-from-home office or hobby room with two windows to front elevation and further window to side elevation.

OUTSIDE

To the front of the property there is a spacious block-paved driveway with further gravel to the sides providing for ample parking and turning space for vehicles.

There is a roller shutter door providing access to a storage space at the front of the property.

The rear gardens flow off from the bi-fold doors of the lounge onto a patio seating area with lawns and mature planting.

To the rear of the garden is a Studio.

STUDIO 17'7 x 15'5 (5.37m x 4.71m)

With bi-fold doors opening onto a further patio area, making for an ideal work-from-home space or entertaining area with both power and lighting connected.

EPC RATING: D

COUNCIL TAX BAND: D (PCC)

Awaiting Floorplan