

**OPENING HOURS**  
Monday to Friday. 9.00am until 6.00pm  
Saturday. 9.00am until 4.00pm  
Sunday. Closed



**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

These particulars do not constitute part or all of an offer or contract. The measurements and details are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such verification from their solicitors.