



29 THE WILLOWS, GLINTON
PE6 7NE
FREEHOLD
OFFERS OVER £680,000



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Situated on an exceptionally large plot with a private southerly facing rear aspect, this deceptively spacious detached family home has four large reception rooms to the ground floor and a 16' sq. kitchen with bi-folding doors opening onto the rear garden. With four double bedrooms to the first floor, two of which have en-suites, this individual detached home built by Allison Homes is approached by a large driveway with parking for many vehicles leading to a double garage. With excellent primary and comprehensive schools nearby, viewing of this property is highly advised.

HALLWAY
An impressive entrance hall with stairs leading to first floor, window to side elevation, radiator and cloaks area.

CLOAKROOM
Comprising wash-hand basin, low flush WC, radiator and window to side elevation.

LOUNGE 15' 10 x 15' 4 (4.83m x 4.67m)
Good size lounge featuring a cast-iron woodburner set within a brick chimney breast with heavy beam above. This large room has a window to rear elevation, radiator, TV point and patio doors opening to

CONSERVATORY 15' x 14' 1 (4.47m x 4.29m)
A large brick and UPVC conservatory with radiator and French doors opening to rear garden.

DINING ROOM 21' x 11' 6 (6.40m x 3.51m)
Presently used as a family room, this dining room has access to a seating area with windows to side elevation.

FAMILY ROOM 17' 10 x 12' (5.44m x 3.66m)
With radiator and windows to rear and side elevation.

KITCHEN BREAKFAST ROOM 16' 3 x 16' (4.95m x 4.88m)
With bi-folding doors leading to the rear garden, this modern kitchen has a range of wall and base units with a Rangemaster available by separate negotiation, plumbing for dishwasher, fridge space, work surface, wall tiling, sink unit, dining area, tiled flooring and radiator.

LANDING
A split-level landing with radiators, built-in airing cupboard and access to loft.

MASTER BEDROOM 19' 7 x 17' 10 (5.97m x 5.18m)
With built-in wardrobes, windows to front and rear elevation, radiator and door to

EN SUITE
Comprising double shower cubicle, wash-hand basin with cupboard below, low flush WC, wall tiling, heated towel rail, window to rear elevation.

BEDROOM TWO 18' x 11' (5.49m x 3.35m)
With dormer window to front elevation, skylight window to rear, built-in wardrobes and door to

EN SUITE
Comprising shower cubicle, wash-hand basin, low flush WC, radiator and skylight window.

BEDROOM THREE 14' 7 x 9' (4.45m x 2.74m)
Built-in wardrobes, radiator and dormer window to rear.

BEDROOM FOUR 13'7 x 9' 1 (4.14m x 2.74m)
Radiator and dormer window to rear.

BATHROOM
A four piece suite comprising panelled bath, shower cubicle, wash-hand basin with cupboard below, low flush WC, wall tiling, heated towel rail and skylight window to rear elevation.

OUTSIDE
The property is approached by a large gravel driveway with parking for many vehicles and there is further parking to the side and this leads to a larger than average double garage.

DOUBLE GARAGE
With electric roller garage door, power and lighting and access to

UTILITY ROOM & WORKSHOP
With plumbing for washing machine, space for tumble dryer, work surface, a range of cupboards, work area, window to rear elevation and door to rear garden.

GARDENS
The south facing rear garden is a superb feature of this home being mainly laid to well kept lawns with mature, stocked flower borders with an abundance of mature flowers and shrubs, large patio, loggia area, further side gardens being laid to lawn, paving and covered patio area with space for timber shed.

EPC RATING: C COUNCIL TAX BAND: F (PCC)



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