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the family estate agents

Price Guide
£450,000

EPC Rating: TBC

Fairacres, Hillside Farm Lane, Melton Road

Wrawby, Brigg, North Lincolnshire, DN20 8SS

4 bedroom Detached House



- ✓ A SUPERIOR TRADITIONAL DETACHED HOUSE
- ✓ 3 RECEPTION ROOMS
- ✓ FITTED KITCHEN & BATHROOM
- ✓ 4 BEDROOMS
- ✓ SURROUNDING LAWNED GARDENS WITH MATURE BORDERS
- ✓ PANORAMIC COUNTRYSIDE VIEWS



10 Market Place, Brigg, North Lincolnshire, DN20 8ES

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A superb traditional detached house peacefully surrounded by open countryside towards the fringe of the highly desirable village of Wrawby. The spacious and well proportioned accommodation offers scope for cosmetic updates comprising;

FRONT ENTRANCE PORCH

Enjoys uPVC double glazed entrance door and adjoining broad sidelight, internal window with entrance door leads through to;

RECEPTION HALLWAY

Measures Approx. 3.05m x 3.34m (). Enjoys a front uPVC double glazed picture window, staircase allowing access to the first floor accommodation with grabrail and understairs storage and a wall mounted thermostat.

STUDY

Measures Approx. 1.78m x 1.83m (). Enjoys a hardwood double glazed window.

FINE MAIN LOUNGE

Measures Approx. 6.72m x 4.02m (). Enjoys a dual aspect with front and side uPVC double glazed windows, feature fireplace and an internal uPVC double glazed internal doors through to;





CONSERVATORY

Measures Approx. 2.77m x 2.92m (). Enjoys dwarf walling with uPVC double glazed windows above, matching side entrance door, polycarbonate sloped ceiling with blinds and two single wall light points.

DINING ROOM

Measures Approx. 3.34m x 3.47m () plus projecting uPVC double glazed square bay window, internal folding doors leads through to the lounge and further internal door leads through to;

KITCHEN

Measures 3.87m x 4.33m maximum (). Enjoys dual aspect with side and rear uPVC double glazed windows. The kitchen enjoys an extensive range of matching base, drawer and wall units with a patterned rolled edge worktop with tiled splash backs, a single stainless steel sink unit with drainer to the side and block mixer tap, built in electric hob, eye level double oven, florescent ceiling strip light and an internal doors lead back to the entrance hallway and to the second entrance.





SECOND ENTRANCE

Measures 2.07m x 5.02m maximum (). Enjoys a front uPVC double glazed entrance door with broad sidelight, further uPVC entrance door leads to the garden, personal door the garage, floor mounted Worcester central heating boiler and doors to a;

CLOAKROOM

Enjoys a rear uPVC double glazed window and a suite comprising a low flush WC, pedestal wash hand basin and part tiling to walls.

SPACIOUS FIRST FLOOR LANDING

Measures Approx. 3.36m x 4m (). Enjoys a rear uPVC double glazed window with excellent open views, loft access and doors off to;

FRONT DOUBLE BEDROOM 1

Measures Approx. 3.35m x 3.94m (). Enjoys a broad front uPVC double glazed window with excellent open views and fitted wardrobes.

FRONT DOUBLE BEDROOM 2

Measures Approx. 4m x 3.72m (). Enjoys a dual aspect with front and side uPVC double glazed windows, a range of bedroom furniture and shallow storage cupboard with shelving.





REAR DOUBLE BEDROOM 3

Measures Approx. 2.94m x 4.02m (). Enjoys a dual aspect with rear and side uPVC double glazed windows with excellent views and a fitted white finished wardrobe with vanity unit.

FRONT BEDROOM 4

Measures Approx. 2.7m plus wardrobe recess x 2.64m (). Enjoys a front uPVC double glazed windows with excellent open views and over the stair's storage.

FAMILY BATHROOM

Measures 2.84m x 3.9m maximum (). Enjoys a rear uPVC double glazed window, corner fitted airing cupboard with cylinder tank and shelving, a three piece suite comprising pedestal wash hand basin, panelled bath, a walk in shower cubicle with overhead main shower, sliding door and tiled walls and part tiling to walls.

SEPARATE LANDING TOILET

Enjoys a rear uPVC double glazed window, low flush WC in white and part tiling to walls.



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GROUNDS

The property is extremely privately located down a rarely used lane and with mature surrounding hedge boundaries with panoramic 360 unspoilt surrounding views with vehicle entry onto a substantial tarmac driveway that allows parking for an excellent number of vehicles with direct access to the double garage and with the gardens to either side and the rear being principally lawned with front pond and mature planted borders.

OUTBUILDINGS

The property enjoys the benefit of a double garage measuring approx. 4.6m x 5.4m () with electric roller front door, rear uPVC double glazed window and benefitting from internal power and lighting.



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SERVICES

Electricity, water, and drainage are understood to be connected.

CENTRAL HEATING

The property enjoys an oil-fired central heating system to radiators via a floor mounted Worcester boiler located in the utility/second entrance.

DOUBLE GLAZING

The property benefits from full uPVC double glazed windows and doors with the exception of the study and utility window.

AGRICULTURAL TIE

The 'Agricultural tie' states - "The occupation of the dwelling shall be limited to a person employed or last employed, locally in agriculture as defined in Section 221(1) of the Town and Country Planning Acts, 1962, or in forestry, or a dependant of such person residing with him (but including a widow or widower of such a person)".

****IMPORTANT****

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or



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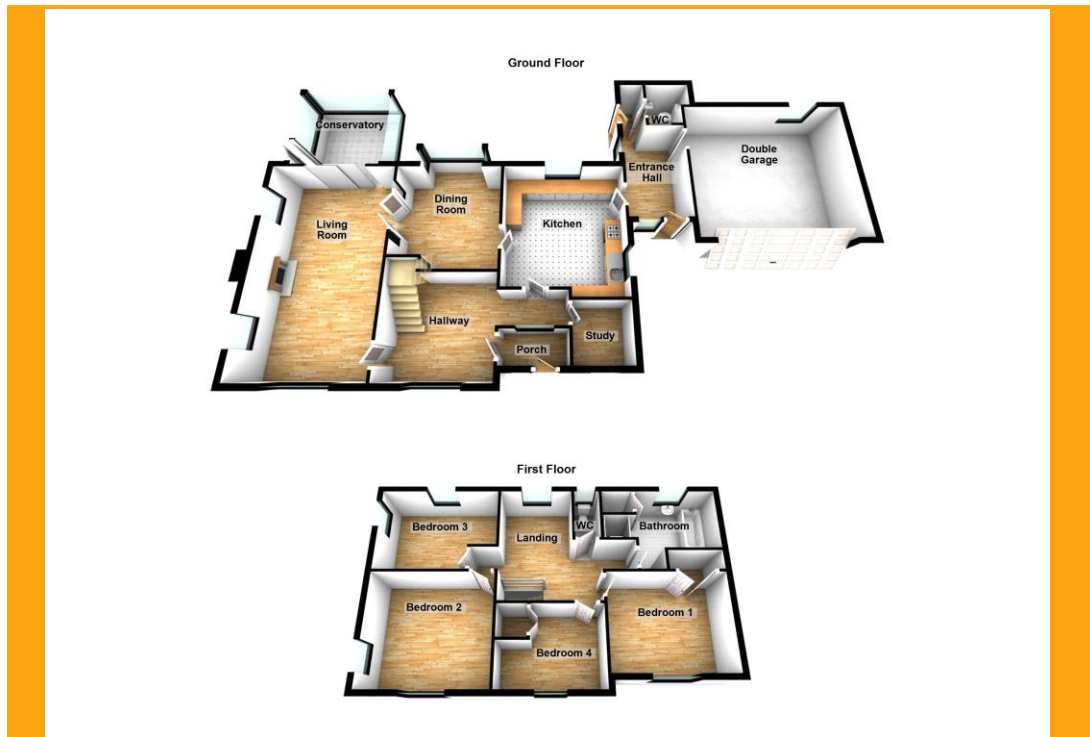
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