

**4 PEMBROKE GROVE, GLINTON  
PE6 7LG OFFERS OVER £620,000**

**FREEHOLD**



Briggs Residential  
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Market Deeping  
PE6 8EA

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**L**ocated in one of the area's most sought after villages with excellent local amenities, primary and comprehensive schools, this FIVE BEDROOM detached family home is situated on an exclusive development of high quality homes and must be seen. The generous accommodation includes a large hallway, two spacious reception rooms, conservatory to the rear, a 19' kitchen and a separate dining room. To the first floor there are five bedrooms, the master having fitted quality furniture, dressing room and en suite. With a large driveway, double garage and good size rear garden, viewing of this superb home is highly advised.

Entrance door opening to

#### ENTRANCE HALL

This large impressive open hallway has Amtico flooring, radiator and stairs to first floor with storage area beneath.

#### CLOAKROOM

Comprising low flush WC, wash hand basin, ceramic tiled floor, radiator and extractor fan.

#### LOUNGE 22'9 x 11'7 (6.93m x 3.53m)

A large through room with Adam style fireplace housing living flame gas fire, two radiators, two TV points, window to front aspect and sliding patio doors to

#### CONSERVATORY 13'10 x 12'1 (4.21m x 3.68m)

Of brick and upvc construction with heater/air conditioning unit, ceramic tiled floor and French doors opening onto the rear garden.

#### DINING ROOM 18'6 x 11'4 (5.63m x 3.45m)

With bi-folding doors opening onto the rear garden, this large room is accessed via double doors from the hallway and has two radiators and recessed seating area overlooking the rear garden.

#### KITCHEN BREAKFAST ROOM 19'9 x 13'7 (6.02m x 4.14m)

A large L-shaped room comprising wall and base units, built in eye level double oven with hob and extractor hood above, plumbing for dishwasher, fridge space, work surface, wall tiling, sink unit, breakfast area, two radiators, spotlighting and two windows to rear aspect.

#### MASTER BEDROOM 13'9 x 10'8 (4.19m x 3.25m)

With fitted quality furniture comprising wardrobes, drawers and over head storage, radiator, window to rear aspect and open alcove to

#### DRESSING ROOM 7'8 x 4'8 (2.33m x 1.12m)

With fitted wardrobes and drawers, radiator, window to side aspect and door to

#### EN SUITE

Comprising large shower cubicle, vanity unit housing wash hand basin, cupboards and mirror, low flush WC, tiled walls, heated towel rail and window to side aspect.

#### BEDROOM TWO 12'7 x 11'7 (3.83m x 3.53m)

With radiator and window to front aspect.

#### BEDROOM THREE 15'4 x 11'3 (4.67m x 3.42m)

With radiator and window to rear aspect.

#### BEDROOM FOUR 13'10 x 11'4 (4.21m x 3.45m)

With Amtico flooring, radiator and window to rear aspect.

#### BEDROOM FIVE 11'7 x 7'9 (3.53m x 2.36m)

With TV point, radiator and window to front aspect.

#### BATHROOM

Comprising panelled bath with shower attachment, pedestal wash hand basin, low flush WC, wall tiling, tiled floor, extractor fan, radiator and window to side aspect.

#### UTILITY ROOM 9'1 x 8'3 (2.76m x 2.51m)

With wall and base units, radiator, plumbing for washing machine, window to side aspect, internal door to garage and external door.

#### LANDING

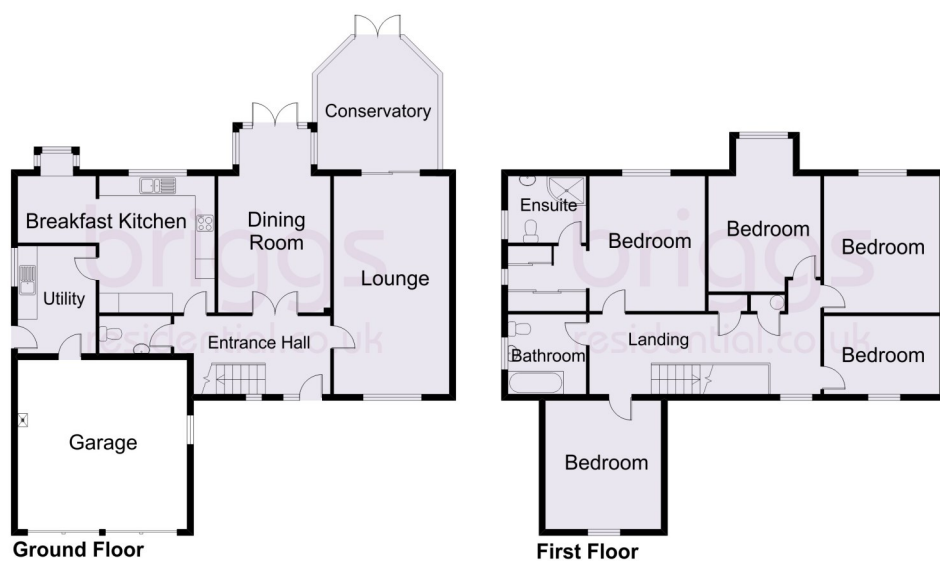
A large landing with built in storage cupboard, access to loft, radiator and window to front aspect.

#### OUTSIDE

The large block paved driveway provides ample parking and leads to a double garage with up and over doors, power, lighting and gas fired central heating boiler.

The good size enclosed rear garden is mainly laid to lawn with patio area, paving and shrubs.

EPC RATING: D



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