



ASHCROFT, WATERWORKS LANE,  
GLINTON PE6 7LP £650,000

FREEHOLD



Briggs Residential  
17 Market Place  
Market Deeping  
PE6 8EA

01778  
349300

[briggsresidential.co.uk](http://briggsresidential.co.uk)



**S**ituated just outside Glinton and set in gardens of approximately half an acre (STS), this impressive detached family home offers fantastic potential and is sold with approved planning permission for an extension to the side. The excellent ground floor accommodation comprises five reception rooms including a 29' lounge and to the first floor there are four double bedrooms with luxury en suite to the master. With an orchard to the rear comprising mature fruit trees, this home also benefits from solar panels and occupies a non estate location within a superb school catchment. Viewing is highly advised.

Entrance door opening to

**ENTRANCE HALL**

A good size entrance hall with feature arched window and stairs to first floor.

**CLOAKROOM**

Comprising low flush WC and wash hand basin.

**LOUNGE** 29' x 11'11 (8.84m x 3.63m)

A spacious light and airy room with feature brick fireplace with TV point above, radiators, large windows to front and side aspects and two doors to the hallway.

**DINING ROOM** 14'8 x 11'8 (4.47m x 3.56m)

With radiator, window to front aspect and door to

**STUDY/BEDROOM FIVE** 11'8 x 7'6 (3.56m x 2.29m)

Presently used as a bedroom, this useful room has a radiator and window to front aspect enjoying views over the garden.

**KITCHEN BREAKFAST ROOM** 28' x 12'5 (8.53m x 3.78m)

This excellent family kitchen comprises wall and base units, glazed display cabinets, Belfast sink unit, cooking range with extractor hood above, breakfast area, walk in pantry, space and plumbing for American style fridge freezer, windows to side and rear aspects and door to

**GARDEN ROOM** 20'4 x 8'4 (6.20m x 2.54m)

With tiled floor, windows and doors to front and rear gardens, internal door to cloakroom and utility room and connecting door to garage.

**UTILITY ROOM** 7'10 x 6'9 (2.39m x 2.06m)

With wall and base units, sink unit and window to rear aspect.

**LANDING**

With airing cupboard and window to side aspect.

**MASTER BEDROOM** 15'3 x 12'7 (4.65m x 3.84m)

Comprising fitted wall length wardrobes, radiator, window to rear aspect enjoying garden and countryside views and door to

**EN SUITE**

A recently upgraded suite comprising walk in double shower cubicle, contemporary vanity unit housing wash hand basin, low flush WC, heated towel rail, anti-demist mirror and window to side aspect.

**BEDROOM TWO** 14'1 x 12' (4.29m x 3.65m)

With radiator, walk in bay window to front aspect enjoying garden and countryside views and further window to side aspect.

**BEDROOM THREE** 12'2 x 11'10 (3.71m x 3.61m)With

With fitted wall length wardrobes, radiator and window to side aspect.

**BEDROOM FOUR** 8'8 x 8' (2.64m x 2.44m)

With built in cupboard, access to loft, radiator and window to front aspect.

**BATHROOM**

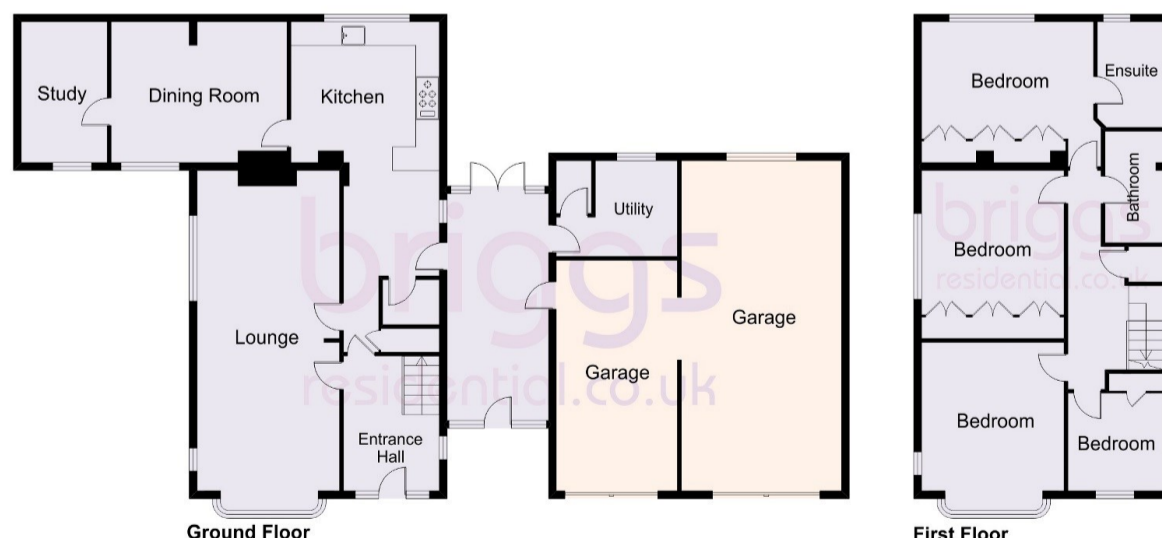
Comprising wash hand basin, low flush WC, panelled bath, wall tiling, radiator and window to side aspect.

**OUTSIDE**

The long driveway provides parking for many vehicles and leads to a large garage of 27'8 x 23'6 (8.43m x 7.16m) with two up and over doors, windows to side and rear aspects, power and lighting. The wrap around gardens are mainly laid to lawn, provide a high degree of privacy and are enclosed by mature hedging and trees. There is also 32' x 16' (9.75m x 4.88m) timber store within the rear garden.

AGENTS NOTE: This home has oil fired central heating and drainage is maintained by a septic tank within the grounds.

EPC RATING: TBC



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