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the family estate agents

£450,000

EPC Rating: TBC

## Delta Lodge, 47 Lindsey Drive

Crowle, North Lincolnshire DN17 4NT

4 Bedroom Detached House



- ✓ AN OUTSTANDING EXECUTIVE DETACHED FAMILY HOME
- ✓ 4 RECEPTION ROOMS
- ✓ ATTRACTIVE OAK FITTED KITCHEN & LARGE UTILITY ROOM
- ✓ 4 BEDROOMS WITH A MASTER EN-SUITE
- ✓ QUALITY FAMILY BATHROOM
- ✓ PRIVATE LANDSCAPED GARDENS



15-17 High Street, Epworth, Lincolnshire, DN9 1EP

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'Delta Lodge' is a superb executive detached modern house offering well appointed accommodation that would suit a professional couple or the discerning family buyer. The quality accommodation comprises;

### IMPRESSIVE CENTRAL RECEPTION HALLWAY

With inward opening wood grain effect uPVC double glazed French entrance door with inset patterned and leaded glazing, attractive oak flooring, staircase allowing access to the first floor accommodation with open spell oak balustrading and contrasting yet matching newel post, under the stairs storage, wall to ceiling coving, two ceiling roses and doors to;

### CLOAKROOM

Enjoys a two piece suite in white comprising a low flush WC, wall mounted wash hand basin, continuation of oak flooring, half tiling to walls with oak dado railing, chrome fitted towel rail, wall to ceiling coving and extractor.

### STUDY

Measures approx. 2.86m x 2m (9' 5" x 6' 7"). Enjoys a side wood grain effect uPVC double glazed window, continuation of oak flooring and wall to ceiling coving.

### FINE FRONT LIVING ROOM

Measures approx. 4.58m x 3.53m (15' 0" x 11' 7") plus projecting wood grain effect uPVC double glazed broad bay window with quality fitted shutters, a feature marble fireplace with open grate, TV connections above and adjoining base storage cabinet, wall mounted air conditioning unit, wall to ceiling coving and two single wall light points.



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## REAR SITTING ROOM

Measures approx. 4.9m x 4.11m (16' 1" x 13' 6"). Enjoys a dual aspect with rear wood grain effect uPVC double glazed French doors allowing access to the garden, twin matching windows, a central feature live flame coal effect gas fire with marble backing and a decorative carved mahogany surround and projecting mantel, wall to ceiling coving and ceiling rose.

## LARGE REAR FORMAL DINING ROOM

Measures approx. 3.07m x 5.54m (10' 1" x 18' 2"). Enjoys rear wood grain effect uPVC double glazed French doors allowing access to the garden, attractive stone tiled flooring, TV point, wall to ceiling coving and broad square opening to;

## KITCHEN

Measures approx. 4.03m x 3.25m (13' 2" x 10' 8"). Enjoys a front wood grain effect uPVC double glazed window with quality fitted shutters. The kitchen enjoys an extensive oak furniture with a complementary granite worktop with matching uprising incorporating a one and a half bowl sink unit with drainer to the side and block mixer tap, space for a range cooker with overhead canopied extractor with downlighting, continuation of tiled flooring from the dining room, wall to ceiling coving, inset ceiling spotlight, fitted towel rail and internal doors through to the entrance hallway and utility.



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## SPACIOUS UTILITY

Measures approx. 1.65m x 5.73m (5' 5" x 18' 10"). Enjoys front and rear matching wood grain effect uPVC double glazed entrance doors with the front having adjoining window with quality fitted shutter, an extensive range of oak panelled furniture with a polished patterned rolled edge working top surface with matching uprising, a circular sink unit with block mixer tap, space and plumbing for appliances, continuation of stone tiling, wall to ceiling coving and inset ceiling spotlights.

## FIRST FLOOR LANDING

Enjoys continuation of open spell balustrading, wall to ceiling coving, ceiling rose, loft access with drop down ladder, built in airing cupboard with shelving and doors through to;

## LARGE MASTER BEDROOM 1

Measures approx. 4.56m x 5.55m (15' 0" x 18' 2"). Enjoys a broad front wood grain effect uPVC double glazed window, TV point, extensive range of fitted bedroom furniture, wall mounted air conditioning unit, wall to ceiling coving, two ceiling roses and doors through to;

## EN-SUITE SHOWER ROOM

Measures approx. 2.48m x 1.78m (8' 2" x 5' 10"). Enjoys a front wood grain effect uPVC double glazed window with inset patterned glazing, a quality suite in white comprising low flush WC, oval wash hand basin with chrome mixer tap set within a bespoke cabinet with side and below storage units, a corner fitted spa shower with glazed screen, tiled flooring, fully tiled walls, fitted chrome towel rail and ceiling spotlights.



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## REAR DOUBLE BEDROOM 2

Measures approx. 3.5m plus door opening recess x 4.22m (11' 6" x 13' 10"). Enjoys rear wood grain effect uPVC double glazed window, wall to ceiling coving, a range of fitted bedroom furniture and TV point.

## FRONT DOUBLE BEDROOM 3

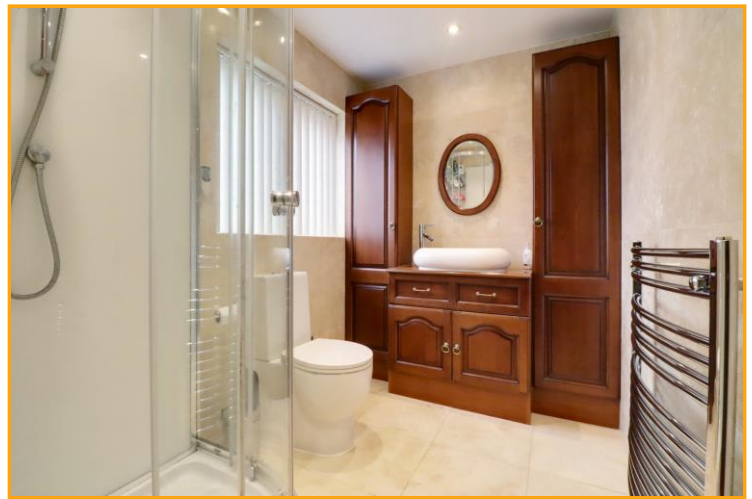
Measures approx. 3.29m x 4.03m (10' 10" x 13' 3"). Enjoys front wood grain effect uPVC double glazed window, an extensive range of fitted bedroom furniture, TV point and wall to ceiling coving.

## REAR DOUBLE BEDROOM 4

Measures approx. 3.26m x 3.1m (10' 8" x 10' 2"). Enjoys rear wood grain effect uPVC double glazed window, a fully fitted bank of wardrobes to one wall with sliding mirrored doors and wall to ceiling coving.

## LUXURY FITTED BATHROOM

Measures approx. 2.03m x 3.57m (6' 8" x 11' 9"). Enjoys a rear wood grain effect uPVC double glazed window with inset patterned glazing, an attractive four piece suite in white comprises low flush WC, L-shaped panelled bath with shower above and glazed screen, his and hers fitted circular sink unit with chrome block mixer tap set with an oak cabinet, tiled flooring, fully tiled walls, fitted chrome towel rail and inset ceiling spotlights.



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## GROUNDS

The property sits in a fantastic triangular shaped plot with the property itself set well back from the road behind lawned gardens with hedge boundaries with an extensive tarmac driveway enable extensive parking for a great number of vehicles enjoying direct access to an integral garage and an adjoining double carport. The property enjoys an attractive perimeter flagged pathway with sheltered front entrance door. The rear garden enjoys an excellent degree of privacy having newly laid slate composite decking with an Indian Sandstone flagged patio with inset lighting and a contrasting composite decked seating area with central square shaped lawn.

## OUTBUILDINGS

Within the rear garden there is a large L-shaped timber framed workshop measuring approx. 3.21m x 5.73m (10' 6" x 18' 10") benefitting from front window and French entrance doors and enjoys internal power and lighting. Adjoining the utility there is a generous single garage that measures approx. 3.21m x 5.73m (10' 6" x 18' 10) with up and over rear uPVC double glazed personal door, pitched roof proving storage, internal power and lighting and houses a wall mounted Worcester central heating boiler with internal hot and cold water tap.



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## SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

## CENTRAL HEATING

There is a modern gas fired central heating system to the radiators.

## SOLAR PANELS

The property enjoys solar panels to the rear elevation.

## DOUBLE GLAZING

The property benefits from full wood grain effect uPVC double glazed windows and doors.

## \*\*IMPORTANT\*\*

### PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

## THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.



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