



9 WELMORE ROAD, GLINTON
PE6 7LU £665,000

FREEHOLD



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Greatly improved and extended to an exceptionally high standard is this individual detached stone property which is offered for sale with no chain. Located in this sought after village within an excellent school catchment area, this 18th Century home has an impressive contemporary kitchen and three reception rooms including a large lounge with bi-folding doors opening onto the private enclosed gardens, a large dining room and a separate study. A split level landing leads to the first floor where you will find four double bedrooms with the master having a luxury en suite and separate dressing room. Set on a good size plot with well kept mature gardens, viewing of this home is highly advised to appreciate the attention to detail and size of accommodation.

Entrance door opening to

ENTRANCE HALL

An impressive entrance to this home with radiator, exposed floor and window to side aspect.

CLOAKROOM

Comprising low flush WC and wash hand basin.

LOUNGE 16'9 x 13' (5.11m x 3.96m)

This light and airy room has bi-folding doors opening onto the rear garden; with feature sloping ceiling, TV point, radiator, exposed floor and open access to

DINING ROOM 15'10 x 12'2 (4.83m x 3.70m)

Ideal for entertaining, this spacious room has radiator, cast iron wood burner, exposed floor and windows to side and rear aspects.

STUDY/SITTING ROOM 11'9 x 9'8 (3.58m x 2.95m)

With radiator, exposed floor and window to front aspect.

KITCHEN BREAKFAST ROOM 20'3 x 12'3 (6.17m x 3.73m)

This contemporary kitchen comprises quality wall and base units, Corian work surface, oak breakfast bar, two built in ovens with induction hob and extractor hood above, integrated dishwasher, microwave and fridge; stainless steel sink unit, tiled floor, exposed beam to ceiling, windows to each side, walk in storage cupboard and stairs to first floor.

MASTER BEDROOM 22' max x 16' (6.71m x 4.88m)

A spacious room with radiators, feature ceiling, two skylight windows to rear aspect and further window to front aspect and open access to

DRESSING ROOM 12' x 7'2 (3.65m x 2.18m)

Comprising fitted quality furniture, radiator and window to front aspect.

LUXURY EN SUITE

A four piece suite comprising panelled bath, double shower cubicle, low flush WC, wash hand basin, heated towel rail, feature ceiling and window to front aspect.

BEDROOM TWO 12'9 x 11'2 (3.89m x 3.40m)

Accessed via it's own private staircase this room has fireplace, radiator, window to front aspect and door to

EN SUITE

Comprising shower cubicle, wash hand basin, low flush WC, heated towel rail, wall tiling, tiled floor and window to side aspect.

BEDROOM THREE 13' x 11'9 (3.96m x 3.58m)

With radiator and windows to side and rear aspects.

BEDROOM FOUR 14'6 x 8'9 (4.42m x 2.67m)

With radiator and window to side aspect.

BATHROOM

Comprising panelled bath, vanity unit housing contemporary wash hand basin, low flush WC, wall tiling, heated towel rail, feature high ceiling and window to front aspect.

UTILITY ROOM 9'3 x 8' (2.82m x 2.44m)

Comprising contemporary wall and base units, plumbing for washing machine, stainless steel sink unit, window to side aspect, tiled floor, radiator and stable door to rear aspect.

LANDING

Split level with radiator and windows to front and rear aspects.

OUTSIDE

The large gravelled driveway leads to an integral double garage with two up and over doors, power, lighting and rear personal door. The stunning rear garden is laid to a well kept shaped lawn with well stocked flower beds, mature shrubs and a large patio with steps up to a decked area with stone oven. To the side is a raised vegetable garden and mature shrubs.

EPC RATING: C

COUNCIL TAX BAND: E (PCC)



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