

16 RECTORY LANE, GLINTON
PE6 7LR £750,000

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Built in 2021 to an exceptionally high specification with no expense spared, this stunning deceptively spacious home is tucked away in a lovely location and has a private south facing rear garden. Originally designed as a four bedroom property and then re-designed with three bedrooms for the present owners providing luxury living, this stunning home, if required, could be converted back to four bedrooms at the **cost of the vendor**. An impressive entrance hall leads to the contemporary lounge and 40' x 18' kitchen dining family room which has bi-folding doors which open onto the rear patio. The magnificent staircase leads to the first floor where the master bedroom has a 9' x 8' dressing room and a luxury en suite. With underfloor heating to the ground floor and a built in air circulation system making it economical to run, this home has quality internal doors throughout and anthracite windows and doors. The large driveway provides parking for several vehicles and leads to an oversized garage to the side and there is also planning permission for a car port. Located within an excellent school catchment, this remarkable home is offered for sale in immaculate decorative order and with no chain.

Storm Porch with Oak Pillars Leading to

ENTRANCE HALL 20' x 7' (6.10m x 2.13m)

This light and airy entrance hall has ceramic tiled floor, quality oak staircase with display area beneath, door to cloakroom and open access to lounge and family area.

CLOAKROOM

Comprising low flush WC, wash hand basin, tiled floor and wall tiling.

LOUNGE 22'2 x 13'9 (6.76m x 4.19m)

This relaxing room has ceramic tiled floor, spotlighting, contemporary fire-place, window to front aspect and French doors with fitted blinds opening onto the rear garden.

DINING FAMILY ROOM 22'2 x 13'9 (6.76m x 4.19m)

This stunning room has bi-folding doors with fitted blinds open onto the south facing patio, further window to side, lantern light above living area, TV point, ceramic tiled floor and open access to

KITCHEN 17' x 9'8 (5.18m x 2.95m)

This bespoke quality kitchen comprises wall and base units, quartz work surface and splashback, inset sink, two double ovens with five ring gas hob and extractor above, warming drawer, integrated dishwasher, double opening fridge freezer, ceramic tiled floor, window to side aspect, open access to

UTILITY ROOM 9'10 x 5'9 (3.00m x 1.75m)

With wall and base units, Corian work surface, inset shoe rack, cloaks area, window to front aspect and glazed external door.

LANDING

A large landing with study area and skylight window to front aspect.

MASTER BEDROOM 13'9 x 12'9 (4.19m x 3.89m)

With TV point, spotlighting, radiator, dormer window to front aspect and access to

EN SUITE

This luxury en suite comprises large open shower, bidet, low flush WC, contemporary vanity unit housing wash hand basin, fitted mirror with lighting, heated towel rail, ceramic tiled floor and open access to

DRESSING ROOM 9'9 x 8'3 (2.97m x 2.51m)

With radiator, spotlighting and dormer window to rear aspect.

BEDROOM TWO 14'9 x 13'7 (4.50m x 4.14m)

With radiator, airing cupboard, window to rear aspect and further skylight window to side aspect. Door to

STORAGE ROOM 12'7 x 3'5 (3.84m x 1.04m)

With window to side aspect.

BEDROOM THREE 11'9 x 9'10 (3.58m x 3.00m)

With radiator, spotlighting and window to front aspect.

BATHROOM

This luxurious bathroom comprises panelled bath, low flush WC, bidet, vanity unit housing wash hand basin, double shower cubicle, tiled floor, wall tiling, heated towel rail and window to side aspect.

OUTSIDE

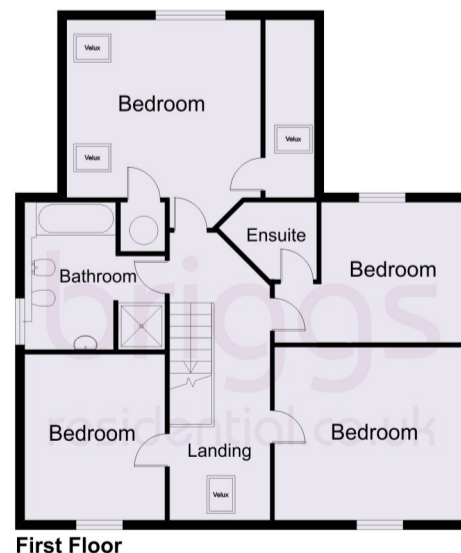
The block paved driveway provides parking for several vehicles and leads to a larger than average single garage with electric roller door, power and lighting and planning permission has been granted for a car port to the side. The southerly facing rear garden backs onto a large playing field and has a large patio area, lawn and timber shed.

EPC RATING: B

PRESENT FLOOR PLAN



WITH FOUR BEDROOMS (OPTION)



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