



The Spinney, 39

VICARAGE LANE, GRASBY DN38 6AU



paul fox  
FINEST

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'The Spinney' offers a rare opportunity to purchase a most attractive traditional executive detached family home located within one of the villages finest positions offering beautifully presented, well-appointed and versatile accommodation that must be viewed to fully appreciate. The accommodation comprises, central porch, inner reception hallway, cloakroom, study, luxury bespoke fitted dining kitchen with a matching utility room, rear conservatory, spacious main living room leading to a further sitting room that provides an annex area with the benefit of a ground floor double bedroom and shower room. The first floor provides 3 further double bedrooms with a master en-suite shower room and a modern family bathroom. The property sits centrally within a 1/3 acre plot with open countryside views to the rear, mature private gardens that come principally lawned with well stocked tree and shrub borders and direct access to the popular walk 'Viking Way'. Located in the picturesque village of Grasby this property is the ideal family home with it being in the catchment area for Caistor Grammar School the village also has motorway links just minutes away. Grasby has a lot to offer with it being just 5 miles away from Brigg and 3 miles from Caistor which are both full of amenities. This rural village laying in the Lincolnshire Wolds is not one to be missed! A substantial driveway provides parking for several vehicles with direct access to the attached single garage.

## FRONT ENTRANCE PORCH

Enjoys an attractive composite entrance door with patterned leaded glazing and adjoining double glazed sidelight, tiled hallway, open brickwork to walls and internal French glazed doors leads through to;



### CENTRAL RECEPTION HALLWAY

Enjoys a rear half landing uPVC double glazed window, a feature return staircase allowing access to the first floor accommodation with open spell balustrading and matching newel post, quality Karndean flooring and two double wall light points.

### CLOAKROOM

Enjoys a front uPVC double glazed window with inset patterned glazing, a two-piece suite in white comprising a low flush WC, wall mounted wash hand basin with tiled splash back and top quality Amtico flooring.

### STUDY

Measures approx. 1.98m x 2.15m (6' 6" x 7' 1"). Enjoys a front uPVC double glazed window and fitted shelving.

### STUNNING OPEN PLAN LIVING COME DINING KITCHEN

Measures approx. 7.07m x 4.06m (23' 2" x 13' 4"). Enjoys a multiple aspect with front side and rear uPVC double glazed windows. The kitchen enjoys an extensive and bespoke range of shaker style kitchen furniture with detailed pull handles, a complementary granite worktop with matching uprising which creates a breakfast bar, incorporating a double stainless steel sink unit with a block mixer tap, a built in four ring electric hob with overhead stainless steel and glazed canopied extractor and down lighting, an eye level double oven, quality integral appliances, top quality Amtico flooring, TV point, two single wall light points and doors through to;

### UTILITY ROOM

Measures approx. 2.62m x 2.17m (8' 7" x 7' 1"). Enjoys a side uPVC double glazed window and a rear composite double glazed entrance door with patterned leading glazing, floor mounted oil central heating boiler, matching bespoke furniture to the kitchen with a butcher block style worktop with uprising and a broad single sink unit with drainer to the side and block mixer tap, space and plumbing for appliances, continuation of tiled flooring and inset ceiling spotlights.





### FINE MAIN LIVING ROOM

Measures approx. 4.83m x 5.7m (15' 10" x 18' 8"). Enjoys a front uPVC double glazed window, internal hardwood double glazed sliding patio doors leading to the conservatory, a feature brick built fireplace with an inset open fire on a raised projecting tiled hearth, three double wall light points and TV point.

### CONSERVATORY

Measures approx. 3.23m x 3.35m (10' 7" x 11' 0"). Enjoys a dwarf brick walling, above uPVC double glazed windows with side French doors allowing access through to the garden, a glazed pitched roof and tiled flooring.

### FIRST FLOOR LANDING

Enjoys continuation of open spell balustrading, a built in airing cupboard with cylinder tank and shelving and doors off to;

### MASTER BEDROOM 1

Measures approx. 3.48m x 5.13m (11' 5" x 16' 10") to wardrobes. Enjoys a dual aspect with side and rear uPVC double glazed windows, a fully fitted bank of wardrobes to one wall with mirrored fronts, benefiting from TV point and doors off to;

### STYLISH EN-SUITE SHOWER ROOM

Measures approx. 1.85m x 1.95m (6' 1" x 6' 5"). Enjoys a rear uPVC double glazed window with patterned glazing and a three piece modern suite in white comprising a low flush WC, pedestal wash hand basin, a corner shower cubicle with overhead main shower and glazed screen, cushioned flooring, fully tiled walls and inset ceiling spotlights.

### DOUBLE BEDROOM 2

Measures approx. 3.65m plus projecting window recess x 3.23m (12' 0" x 10' 7"). Enjoys a dual aspect with front and side uPVC double glazed windows, fitted wardrobes and benefiting from a TV point.

### FRONT BEDROOM 4

Measures approx. 2.43m plus projecting front window x 3.66m (8' 0" x 12' 0"). Enjoys a front uPVC double glazed window and eaves storage.

### FAMILY BATHROOM

Measures approx. 3.25m x 1.9m (10' 8" x 6' 3"). Enjoys a broad rear uPVC double glazed window, a modern suite in white comprising a low flush WC, pedestal wash hand basin, his and hers paneled bath with overhead main shower, glazed screen, quality Karndean flooring, tiling to walls, a large chrome towel rail and loft access.

### ANNEX

#### LIVING ROOM

Measures approx. 5.65m x 4.76m (18' 6" x 15' 7"). Enjoys a front uPVC double glazed window, rear twin hardwood French doors allowing access to the garden, vaulted ceiling with inset ceiling spotlights, TV point and an internal door leading through to;

#### INNER HALLWAY

Enjoys access through to the shower room and bedroom.

#### REAR DOUBLE BEDROOM

Measures approx. 2.97m x 2.44m (9' 9" x 8' 0"). Enjoys a rear hardwood double glazed window and fitted wardrobes.

#### SHOWER ROOM

Measures approx. 1.78m x 2.44m (5' 10" x 8' 0"). Enjoys a modern three piece suite in white comprising a low flush WC, pedestal wash hand basin with tiled splash back, double walk in shower cubicle with mermaid boarding to wall, glazed screen and overhead main shower, cushion flooring, a large chrome towel rail, inset ceiling spotlights and extractor.



## GROUNDS

The property sits in an extremely quiet and well established position within this highly desirable village and enjoys traditional beech hedging along the front boundary with vehicle access onto a spacious tarmac driveway allowing extensive parking for a good number of vehicles with direct access to the attached single garage.

The gardens to the front are principally laid to lawn with mature shrub borders and a number of mature developed trees. Access is available down either side and leads to a beautifully private principally lawned garden with a rear wrap around flagged sleeper edged seating area.

## OUTBUILDINGS

The property enjoys a benefit of an attached single garage measuring approx. 5.74m x 3.07m (18' 10" x 10' 1") with up and over front door, a rear personal door and window, internal power and lighting and a large roof area providing storage. Formally a double garage with half having being converted to create the ground floor bedroom and shower room.

## DOUBLE GLAZING

The property benefits from majority uPVC windows with a number of hardwood units.

## CENTRAL HEATING

There is an oil fired central heating system to radiators.

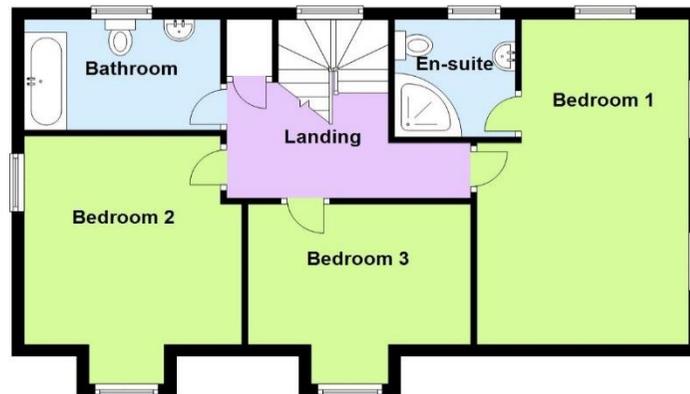


# FLOORPLAN AND EPC

## Ground Floor



## First Floor





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BY APPOINTMENT**

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