



# THE DOVECOTE

WINTERINGHAM, NORTH LINCOLNSHIRE, DN15 9ND



paul fox  
FINEST



# The Dovecotes

Winteringham, North Lincolnshire, DN15 9ND

## Brief Description-F6

### FRONT ENTRANCE HALL

Enjoys a hardwood panelled front entrance door with double glazed inset lights, a central staircase leads off to the first floor with single hand rail, alarm/security panel and leading off to;

### THE HARLEY QUINN - BEDROOM 1

Measures 5.49m x 2.7m maximum. Enjoys a front double glazed window, a whitewashed timber panelled beamed ceiling, three double wall light points and leading through to;

### INNER HALLWAY

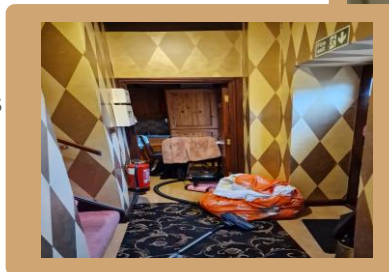
Enjoys a wardrobe/ under the stairs storage cupboard with inset shelving and leading through to;

### LARGE BATHROOM

Measures approx. 3.1m x 2.55m. Enjoys a suite in white comprising a low flush WC, twin vanity wash hand basins with marbled surrounds, panelled bath, shower cubicle being fully tiled, a tray in white, ceramic tiled floor, half tiled walls, beamed ceiling, extractor unit and shaver socket.

### FITTED KITCHEN

Measures approx. 2.41m x 2.96m. Enjoys a front uPVC double glazed window, a good range of matching eye and low level fitted kitchen units with antique pine door fronts, granite style fitted worktop surfaces with a built in four ring electric, extractor unit above, inset beige one and a half bowl single drainer block tap, tiled walls, beamed ceiling and a wall, mounted Vokera gas boiler with megaflo tank and programme and laminate flooring.



### FIRST FLOOR LANDING

Enjoys rear uPVC double glazed window with Quarry tiled sill, access to the roof space, a feature full wall with original Dovecotes, coved moulding to the ceiling, picture wall light point and leading through to;

### THE COLOMBINE - BEDROOM 2

Measures approx. 5.4m x 2.86m(). Enjoys a side double glazed window, coved moulding to the ceiling, two wall light points and leading through to;

### LARGE EN SUITE BATHROOM AND SITTING AREA

Measures 5.12m x 2.89m (). Enjoys front and side uPVC double glazed windows, coved moulding to the ceiling, a range of original Dovecotes, the main bathroom area has mahogany style strip flooring, a contemporary suite in white comprising a low flush WC, a circular wash hand basins set in with a marble top and polished surround and rail, mixer tap block, panelled bath (his and hers), a large walk in shower cubicle with large showerhead, a tray in white, fully tiled walls to the bathroom area, extractor, inset ceiling spotlight.

Adjoining The Dovecotes, further accommodation, The Turpin, comprises;

### RECEPTION HALL

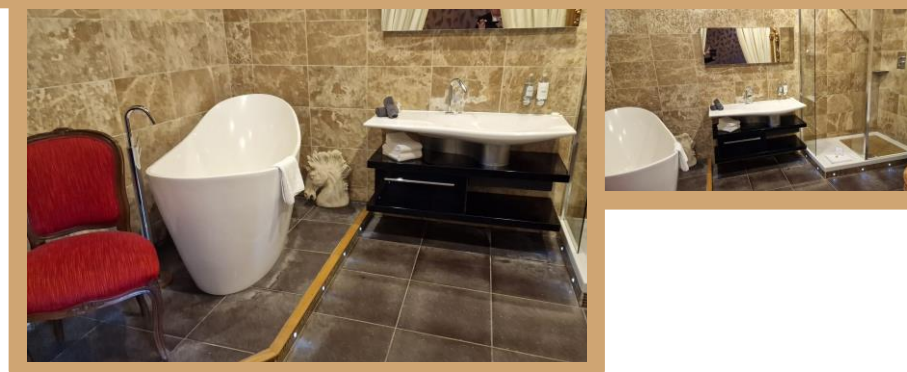
Enjoys coved moulding the ceiling, oak styled laminate flooring and leading off to;

### BEDROOM 3

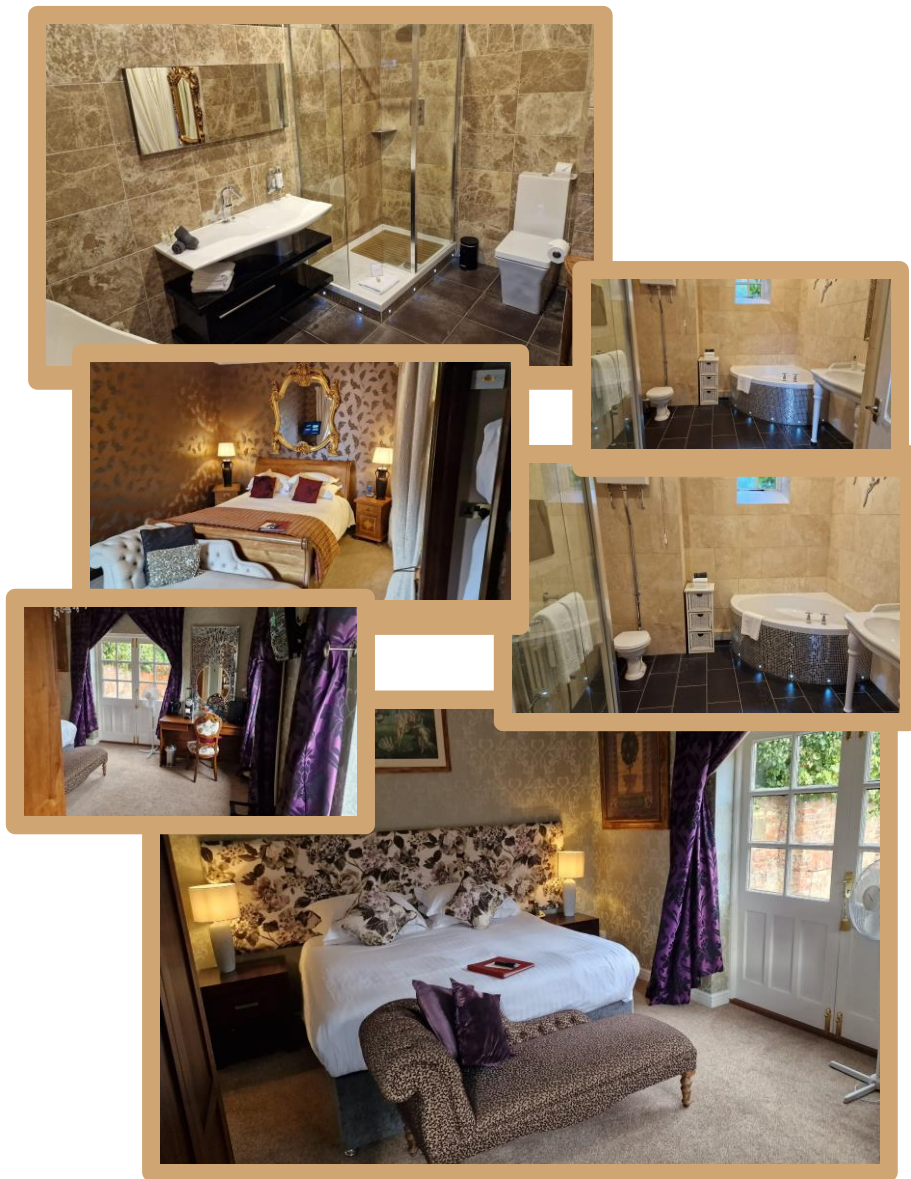
Measures approx. 3.28m x 5.3m(). Enjoys a front mahogany uPVC double glazed window, coved moulding to the ceiling, a recessed built in wardrobe with inset hanging space and shelving with storage cupboard above and a broad open aspect leads through to;

### FIRST FLOOR LANDING

Enjoys rear uPVC double glazed window with Quarry tiled sill, access to the roof space, a feature full wall with original Dovecotes, coved moulding to the ceiling, picture wall light point and leading through to;







### EN-SUITE

Measures approx. 3.94m x 2.7m(). Enjoys a high level uPVC double glazed window, a fine suite in white comprising a low flush WC, attractive contemporary wash hand basin in white with sweeping curved front inset basin with mixer tap and a gloss fronted cupboard and shelving, an arch topped oval bath with freestanding mixer tap block in chrome, the bath on a raised tiled area with Pelmet lighting, a walk in broad shower cubicle with large showerhead, tray in white and glazed side screen with aluminium trim, a very attractive ceramic tiled flooring with glitter finish, inset ceiling spotlights and coved moulding to the ceiling.

### The Vanity

### ENTRANCE HALL

Enjoys a mahogany style uPVC double glazed window and leading off to;

### A SUPERB FULLY TILED BATHROOM

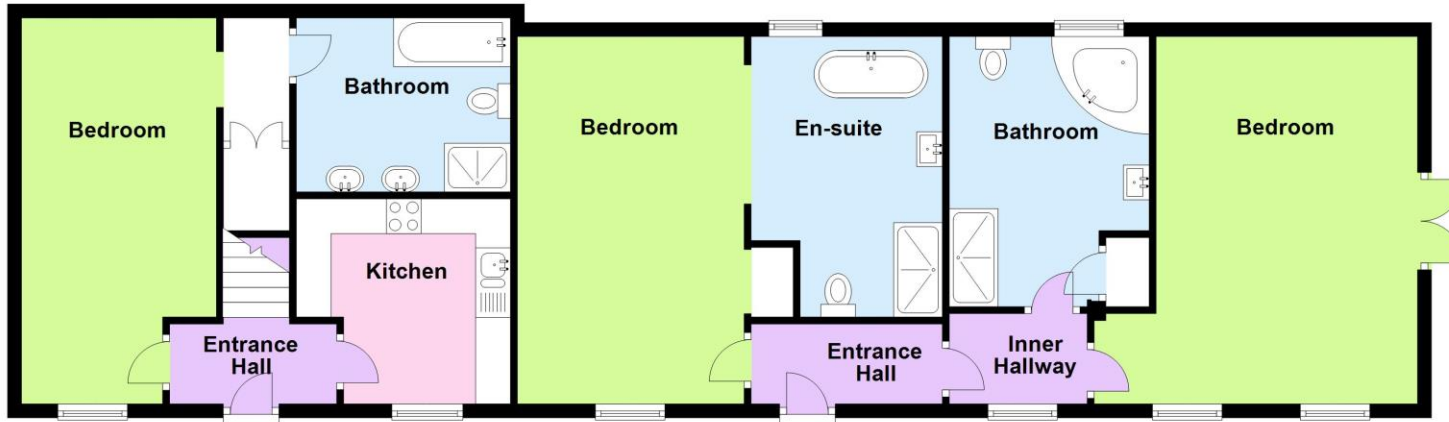
Measures approx. 3.72m x 2.86m(). Enjoys a high level uPVC double glazed window, a traditional style suite in white comprising a high flush WC with pull handle, Heritage vanity wash hand basin incorporating an oval shaped basin, turn post, shaver socket, a corner bath with inset ceiling spotlights, mosaic tile surround, a large walk in broad shower cubicle with glazed side screen with aluminium trim and tray in white, a large shower head and slate effect ceramic tiled flooring, storage cupboard and coved moulding to the ceiling.

### LARGE DOUBLE BEDROOM

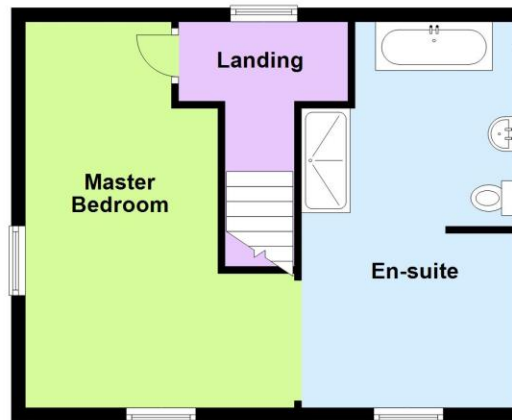
Measures approx. 5.1m x 3.7m(). Enjoys twin front mahogany uPVC double glazed windows, coved moulding to the ceiling, double opening uPVC double glazed French doors leads out onto an attractive landscaped patio/sitting area and coved moulding to the ceiling.

# FLOORPLAN AND EPC

## Ground Floor



## First Floor







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