

Monday to Friday, 9.00am until 6.00pm
Saturday, 9.00am until 4.00pm
Sunday, Closed

OPENING HOURS



THE COACH HOUSE, 20 RECTORY LANE, GLINTON
PE6 7LR £580,000 FREEHOLD



briggs residential

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Tucked away in a quiet corner of Rectory Lane, this detached Victorian Coach House has been sympathetically converted, extended and improved by the present Vendors to a high specification with superb attention to detail and offers deceptively spacious accommodation and a large private southerly-facing rear garden. The surprisingly large accommodation includes a welcoming entrance hall, a large kitchen/family room with high ceilings, lantern light and bi-folding doors opening onto the rear garden and there is also a cosy lounge with wood burner, two bedrooms to the ground floor and a luxury bathroom. To the first floor there are two further bedrooms with a luxury en-suite and separate shower room. With underfloor heating, this home also benefits from UPVC sash windows, internal oak doors and staircase and a 25' garage. Situated in one of the area's most sought after villages within an excellent school catchment area, viewing of this individual character home is highly advised to appreciate the quality and size of accommodation available.

Oak and glazed front entrance door opening to

HALLWAY

This light and airy reception hall is deceptively spacious and offers a wealth of character. With unique link glazing from the ground floor to first floor with fitted monks bench beneath, galleried landing above and an oak and glazed staircase, contemporary radiators, tiled floor, cloaks area and understairs storage cupboard.

CLOAKROOM

Comprising vanity unit housing glazed wash-hand basin, traditional style high level cistern WC, wall tiling and window to side elevation.

LOUNGE 15'9 x 13'2 (4.80m x 4.01m)

This cosy lounge has a raised brick fireplace housing cast-iron wood burner, exposed chimney breast, oak floor, wall mounted TV point, window to side elevation and floor to ceiling triple pane windows to front elevation.

STUDY/BEDROOM FOUR 11' x 8'4 (3.35m x 2.54m)

With oak floor and window to side elevation.

KITCHEN/FAMILY ROOM 23'6 x 18'1 (7.16m x 5.51m)

This stunning room really is the heart of the home with high ceiling, lantern light and five pane bi-folding doors with built in blinds opening onto the south-facing garden and gloss tiled floor. Comprising quality wall and base units, central island unit, contemporary Quartz work surface, stainless steel sink unit with filtered water tap, water softener, cooking range with five ring induction hob, extractor hood above and Quartz splashback, integrated fridge, freezer and dishwasher.

LUXURY BATHROOM

A luxury bathroom to the ground floor with roll-top bath, large Edwardian style pedestal wash-hand basin, low flush WC, shower cubicle, tiled floor, half tiled walls and window to side elevation.

GALLERIED LANDING

With oak and glazed banister, oak flooring and radiator.

BEDROOM ONE 18'10 x 11'5 (5.74m x 3.48m)

With fitted wardrobes with oak doors, radiator, oak flooring, feature vaulted ceiling, skylight window to side elevation and further window to rear elevation and door to

EN SUITE

Comprising double shower cubicle, contemporary vanity unit housing glazed wash-hand basin, low flush WC, wall tiling, contemporary heated towel rail and window to side elevation.

BEDROOM TWO 15' x 11'9 (4.57m x 3.58m)

With fitted wardrobes, oak flooring, radiator and window to front elevation.

SHOWER ROOM

Comprising shower cubicle, wash hand basin, low flush WC and heated towel rail.

UTILITY ROOM 7'8 x 7' (2.34m x 2.13m)

With wall and base units, enamel Butler sink unit, work surface, gloss tiled floor, integrated washer/dryer, storage cupboard housing controls for underfloor heating and door to side.

BEDROOM THREE 11'5 x 10' (3.48m x 3.04m)

With window to side elevation.

OUTSIDE

The driveway provides ample parking and leads to a tandem length garage of 25'10 x 9'5 (7.87m x 2.87m) with electric roller door, power, lighting, roof lantern and door to rear.

Approached via a side door to the hallway and the side access to the large private south-facing garden which has a contemporary patio, further paving, well-kept lawns, mature trees, well stocked flower beds and security lighting.

EPC RATING: C

COUNCIL TAX BAND: C (PCC)



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