



Little Field Church Lane Brigsley, Ashby-cum-Fenby, North East Lincolnshire DN37 0RH

A fantastic opportunity to purchase this stunning DETACHED 7 BEDROOM DETACHED RESIDENCE which lies within the pretty village of Brigsley with views over the village church. Built by and for the existing owners, no stone has been left unturned with every possible feature included in the high specification. Standing in approximately 3/4 acre of mature grounds which face WEST the fabulous accommodation includes: Superb entrance hall with oak staircase, cloaks/wc, good sized lounge, sitting room, music room together with a luxurious kitchen/breakfast room opening into the garden room, side entrance porch with access to a pantry, utility room, separate wc having staircase leading up to a games room and storage area. To the first floor there are four bedrooms, FOUR having en suites plus to the second floor three further bedrooms and a shower room/wc/ Double garage. Gas central heating system. Solar thermal panels providing hot water. Double glazing. Security alarm and CCTV. Early completion available. Carpets, blinds and curtains included in the sale.

Chain Free £925,000

- VIEWS OVER THE VILLAGE CHURCH
- SUPERB FAMILY HOME
- THREE RECEPTION ROOMS
- STUNNING KITCHEN/BREAKFAST ROOM
- UTILITY ROOM, TWO WC'S
- SEVEN BEDROOMS
- FIVE BATH/SHOWER ROOMS
- DOUBLE GARAGE/ELECTRIC DOORS
- FABULOUS GROUNDS
- HIGH SPECIFICATION THROUGHOUT



THE FRONT ELEVATION

ADDITIONAL FRONT ELEVATION PHOTO

LITTLEFIELD

ACCOMMODATION

MEASUREMENTS
All measurements are approximate.

GROUND FLOOR

ENTRANCE PORCH

Solid oak storm doors leads through an oak and double glazed entrance door with matching double glazed side lights into the:-



RECEPTION HALL

22'5" x 16'0" (6.85 x 4.90)

Travertine tiled flooring with under floor heating with a beautiful carved oak staircase leading up to the first floor having a useful storage below, a large double glazed window overlooks the rear garden. A composite modern fire surround is inset with a living flame gas fire, coving with inset lights to ceiling.



RECEPTION HALL

Additional Photograph



RECEPTION HALL

Additional Photograph



CLOAKS/WC

Large cloaks cupboard leading to the cloakroom which is fitted with a low flush wc and a pedestal wash hand basin. Travertine tiled flooring with underfloor heating. Double glazed window.



LARGE FAMILY LOUNGE

22'1" x 19'10" (6.74 x 6.05)

Having double glazed window on three elevations, coving with inset spot lights to ceiling and underfloor heating. The focal point of this room is a striking brick fire place having an aged oak mantle beam all inset with a substantial black cast iron wood burner.



FAMILY LOUNGE

Additional lounge



FIREPLACE

Additional photo



MUSIC ROOM

13'11" x 11'1" (4.25 x 3.40)

This multi purposes room could be used as a home office etc and has a double glazed window, underfloor heating, three wall lights and a composite fire surround inset with a living flame gas fire.



SITTING ROOM

14'9" x 14'1" (4.50 x 4.30)

This cosy second sitting room has double glazed windows on two elevations, underfloor heating and a wall mounted contemporary electric fire having a glass front.



SITTING ROOM



SIDE ENTRANCE/LOBBY

Approached via a wooden entrance door, Travertine tiled flooring with under floor heating a staircase leading up to rooms above the garage.



LOBBY

Again with a Travertine tiled floor with under floor heating. Useful cloaks cupboard having double oak doors.

FIRST FLOOR SMALL LANDING

PLAYROOM

26'3" x 12'5" (8.02 x 3.81)

Ideal for a use as a play/games room with five windows, two dormer, two velux and a further window.

STORAGE/BOILER ROOM

15'8" x 6'8" (4.80 x 2.04)

This useful area houses the hot water tank, the wall mounted gas fired boiler and controls for the solar thermals.

SIDE LOBBY

This side lobby leads on from the side entrance and gives access to the utility, pantry and the kitchen.

UTILITY ROOM

10'8" x 7'6" (3.27 x 2.30)

Fitted with a range of white base and wall cupboards. Water softener. Double glazed window. Travertine floor with underfloor heating. Door leads into the:-

SEPARATE WC

5'11" x 3'2" (1.82 x 0.97)

Fitted with a small pedestal wash hand basin and a low flush wc. Double glazed window. Travertine floor with under floor heating.

PANTRY

7'7" x 5'5" (2.33 x 1.67)

Fitted with base and wall cupboards.

LIVING DINING KITCHEN

This fabulous open plan area of the lovely home is ideal for the modern family which opens into the stunning garden room.



LIVING DINING KITCHEN

Additional Photograph



KITCHEN

16'2" x 16'9" (4.93 x 5.12)

This Bespoke handcrafted kitchen was made especially for this property by Traditional Joinery and is fitted with every modern day appliance including a boiler hot water tap, water softener and a waste disposal unit. The country style kitchen units are hand finished in cream which includes open wicker basket storages, carved oak bread and herb drawers together with an integrated dishwasher, a built in wine cooler and a Neff single oven, a gas hob with an extractor hood above. The granite work surfaces are inset with a stainless steel sink unit and has matching up stands and included in the sale is the green gas Aga which is set within a tiled recess with a matching cream decorative mantle above. To complete this fabulous kitchen is a large matching island unit again with a granite worktop with provision for a breakfast bar. The American fridge freezer is included in sale which is set within a matching housing unit. Double glazed window. Coving inset with spot lights. Travertine flooring with underfloor heating. Open access leads into the garden room.



KITCHEN

Additional photo



KITCHEN



KITCHEN



KITCHEN



AGA



GARDEN ROOM

19'4" x 19'1" (5.91 x 5.82)

Used by the current owners as a sitting and dining room and again has a Travertine floor with under floor heating which extends to form a raised plinth together with a sandstone fireplace with provision for an open fire. Oak style floating shelving. Double glazed windows plus double glazed wooden French doors leads out onto the rear patio.



GARDEN ROOM

Additional photo



ENTRANCE DOOR



FIRST FLOOR

IMPRESSIVE LANDING

The carved oak staircase leads up from the ground floor and has a small seating recess, coving and inset spot lights to ceiling. Double glazed window to the rear elevation.



LANDING

Additional Photograph



LANDING

Additional Photograph



LANDING SITTING AREA



WALK IN LINEN CUPBOARD

7'8" x 7'3" (2.35 x 2.22)

MASTER BEDROOM SUITE`



MASTER BEDROOM

19'10" x 19'5" (6.07 x 5.92)

With views over the rear and side garden this superb bedroom has three double glazed windows and two radiators.



MASTER BEDROOM

Additional Photograph



DRESSING AREA & WALK IN WARDROBE

13'8" x 6'1" (4.17 x 1.87)

Double glazed window with space for dressing table. Door leads into the shelved walk in wardrobe which has inset spot lights to ceiling.



EN SUITE SHOWER ROOM/WC

10'11" x 6'2" (3.35 x 1.88)

Fitted with a corner shower cubicle fitted with Mermaid boarding, a vanity unit including his n hers wash bowls and a low flush wc. Radiator. Extractor fan. Double glazed window. Heated towel rail.



BEDROOM 2 (FRONT)

19'10" x 14'9" (6.06 x 4.50)

An excellent sized double bedrooms having a double glazed window, radiator and coving with inset spot lights to ceiling.



EN SUITE

9'2" x 5'5" (2.81 x 1.66)

Fitted with a vanity unit comprising a concealed wc, useful cupboards and a white counter top basin and a corner shower cubicle finished with Mermaid boarding. Double glazed window. Heated towel rail. Extractor fan. Coving with inset spot lights to ceiling.



BEDROOM 3 (SIDE)

16'2" x 11'7" (4.95 x 3.55)

Double glazed window. Radiator. Open access to small dressing room area which is fitted with floor to ceiling wardrobes and a second radiator. Laminate flooring.



EN SUITE BATHROOM/WC

9'0" x 4'11" (2.75 x 1.52)

Having a suite in white comprising a panelled bath with shower attachment to the taps, a pedestal wash hand basin and a low flush wc. Laminate flooring. Velux window. Heated towel rail.



BEDROOM 4 (REAR)

14'8" x 13'5" (4.49 x 4.11)

Double glazed window, coving with inset spot lights to ceiling and radiator.



EN SUITE SHOWER ROOM/WC

7'4" x 5'5" (2.26 x 1.67)

Fitted with a vanity unit comprising a concealed wc, useful storage cupboards and a counter top wash bowl together with a corner shower cubicle finished in Mermaid boarding. Heated towel rail. Coving with inset spot lights to ceiling. Extractor fan. Double glazed window.



SECOND FLOOR

With direct access from the landing an oak door and staircase leads up to the second floor. This area is ideal for two families with small adjustments of installing a kitchen this would be ideal for independent living.

OPEN PLAN LIVING AREA

41'0" x 9'8" (12.52 x 2.97)

Spelled banister, two radiators and a double glazed window, this fantastic area has sloping ceiling with access to the loft area.



BEDROOM 6 (REAR)

13'7" x 12'6" (4.16 x 3.83)

Double glazed window. Radiator.



BEDROOM 7 (FRONT)

14'10" x 13'8" (4.54 x 4.17)

Double glazed window. Radiator.



SHOWER ROOM/WC

7'3" x 6'1" (2.22 x 1.87)

Fitted with a shower cubicle having twin shower heads and finished with Mermaid boarding, a vanity unit and a low flush wc. Laminate flooring. Velux window. Heated towel rail.



OUTSIDE



COVERED WALK WAY

Connecting the main house to the garage is this covered walk way which has an Indian stone floor and is ideal for the storage of outdoor footwear, dogs leads etc. Two doors lead into the garage and the rear garden

DOUBLE INTEGRAL GARAGE

20'7" x 20'9" (6.29 x 6.33)

Two electric insulation doors. Light and power.

THE GROUNDS

As previously mentioned the property stands on an excellent plot of approximately 3/4 acre with views to the front over the village Saxon church, with the fore garden being accessed via a tarmac driveway which provides parking for numerous cars. There is a lawned area which is inset with a mature Blue Spruce tree providing natural shelter to the road and church and a raised border of mature bushes and shrubbery. Indian sandstone steps lead up to the main house which includes a decorative circular pathway ideal area for housing multiply plant pots. To both sides of the property are more lawned areas, one of which is ideal as a bin and log store.



The stunning rear garden again is lawned inset with mature trees and a substantial Indian sandstone patio ideally placed close to the property to catch the afternoon and evening sun. To the rear of the garden is a substantial shed which has power and is alarmed together with a concealed storage area. Secure garden ideal for pets. Outside taps.

PATIO



PATIO



PATIO VIEW



THE REAR GARDEN

Additional photo



THE REAR GARDEN



THE REAR GARDENS

Additional Photograph



THE REAR GARDENS

Additional Photograph



THE REAR GARDEN



THE REAR GARDEN



SIDE GARDEN



AERIAL VIEW



AERIAL VIEW



AERIAL VIEW



AERIAL VIEW



FRONT VIEW



FRONT VIEW



CHURCH VIEW



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

CONSTRUCTION

The property was designed and constructed in 2004 by the present owners for their own occupation using a Cartledge Timber Framed design.

COUNCIL TAX BAND

Council Tax Band G

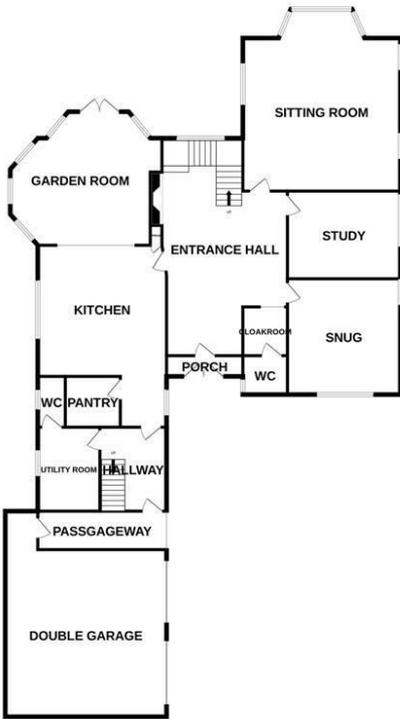
VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

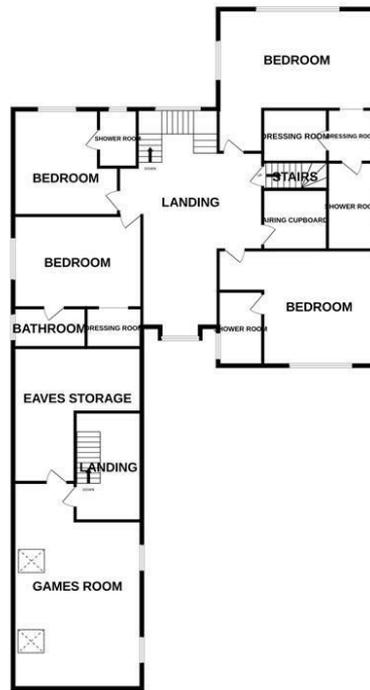
OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.