



Park View, Vicarage Lane
REDBOURNE, LINCOLNSHIRE, DN21 4QW





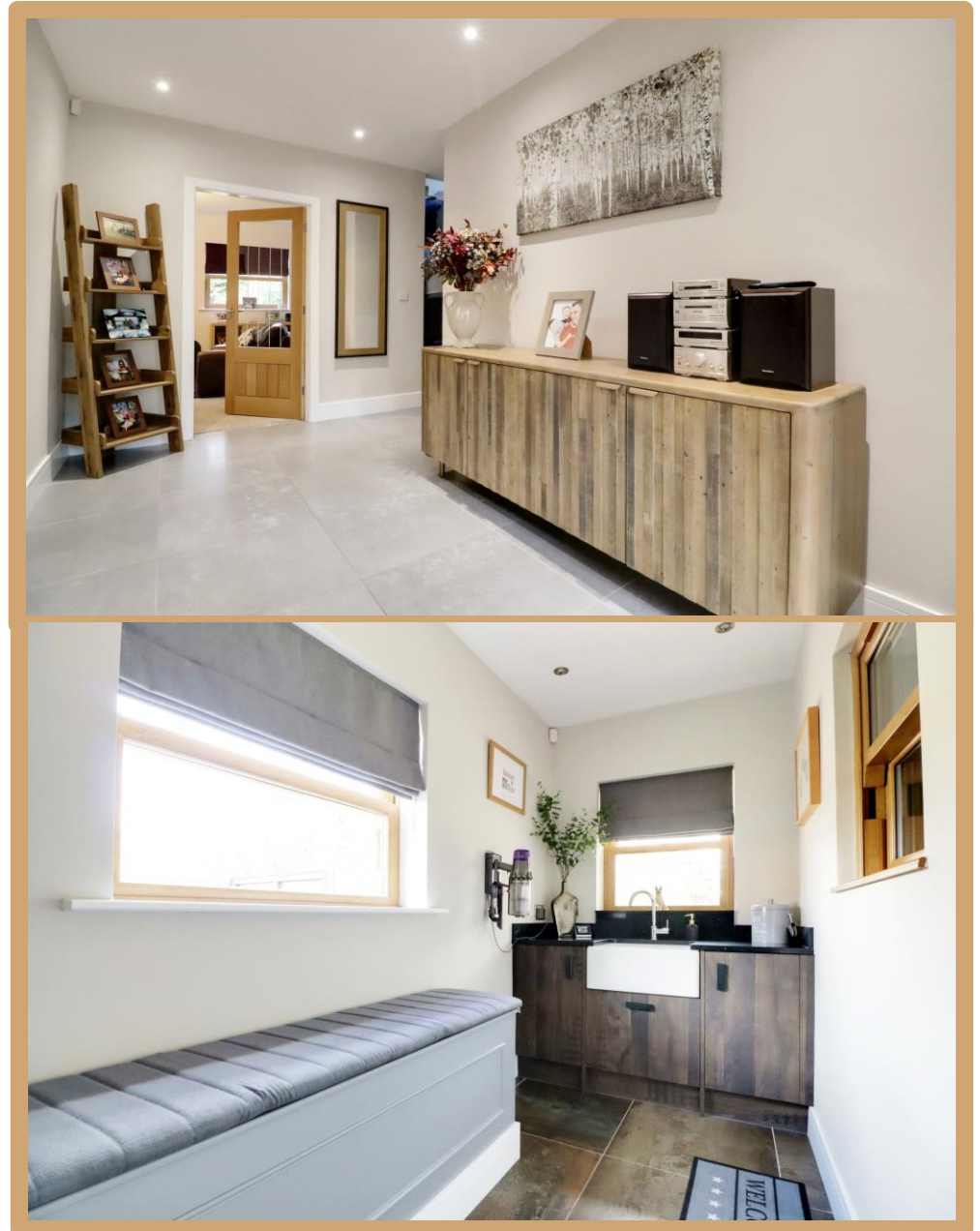
Park View, Vicarage Lane

Redbourne, Lincolnshire, DN21 4QW

'Park View' is a fine executive detached bungalow offering individually designed and largely extended accommodation that would be ideal for a family having the benefit of a full loft conversion that allows brilliant flexibility. The well-appointed accommodation approaches 2650 sq ft comprising, broad reception hallway with a feature oak staircase leading to the first floor, cloakroom, fine main living room with a study area, large open plan living/dining kitchen with quality fitted furniture and appliances with a matching utility room and a broad opening to a formal dining area, boot room/second entrance, 3 ground floor double bedrooms all benefitting from stylish en-suites. The first floor provides a central landing leading to two further large bedrooms with bespoke fitted furniture and en-suite shower rooms. The property sits centrally and elevated within a private plot allowing extensive parking for numerous vehicles that leads to the garaging. Surrounding gardens enjoys a South West aspect, being principally lawned with mature borders and a number of excellent seating areas. Benefitting from two detached garages with the original being of a single size with adjoining workshop / garden store. A newly built detached double garage has an internal staircase that leads to a loft room allowing the option to create a home office if required.

Front Boot Room

Measures approx. 4.24m x 1.52m (13' 11" x 5'). Enjoying front and side vertical sliding light wood grain effect uPVC double glazed windows with fitted blinds, matching stable style entrance door, built-in boiler cupboard, low level storage with cushioned seating above, feature Belfast ceramic sink surrounded by a quartz top with matching uprising with stylish units beneath, tiled flooring with underfloor heating, ceiling spotlights and oak door leads through to;



Impressive Open Plan Living/Dining Kitchen

Measures approx. 3.66m x 9.96m (12' x 32' 8"). Enjoying a dual aspect with rear and side uPVC vertical sliding sash windows with fitted blinds and a broad opening to a formal dining. The kitchen enjoys an extensive range of fitted furniture being contrasting grey shaker style and wooden effect with matching black curved cupped pull handles, with integral appliances and a feature quartz worktop with matching uprising incorporating a single sink unit with etch drainer to the side and quooker tap, five ring Neff gas hob with overhead broad canopied extractor, two eye level Neff ovens plus a microwave grill and warming drawer, space for an American style fridge freezer, feature tiled flooring with underfloor heating, stylish wood burning cast iron stove on a raised slate hearth with matching slate tiled backing and inset modern ceiling spotlights.

Formal Dining Room

Measures approx. 3.63m x 3.8m (11' 11" x 12' 6"). Enjoying side and rear light wood grain effect uPVC double glazed French doors with adjoining side light that leads to the garden and matching bi-folding doors leading to a pleasant seating area, continuation of tiled flooring with underfloor heating and vaulted ceiling with inset ceiling spotlights.

Utility Room

Measures approx. 2.13m x 2.7m (7' x 8' 10"). With internal vertical sliding uPVC double glazed sash window, matching furniture to the kitchen with quartz working and uprising incorporating a broad sink unit with etch drainer to the side and block mixer tap, space and plumbing for appliances, tiled flooring with underfloor heating and inset ceiling spotlights.





Main Reception Hallway

Measures approx. 4.34m x 2.26m (14' 3" x 7' 5"). With side light wood grain effect uPVC double glazed entrance door with patterned glazing and adjoining side light, tiled flooring, inset ceiling spotlights, return staircase allowing access to the first floor accommodation with open spell balustrading and understairs storage, large built-in storage cupboard with shelving.



Living Room

Measures approx. 3.68m x 5.66m (12' x 18' 7"). Enjoying a dual aspect with surrounding vertical sliding uPVC double glazed sash windows with fitted blinds, feature multi fuel cast iron stove on a raised slate hearth within a brick chamber and wooden beamed mantel, TV point and doors through to;



Study

Measures approx. 1.96m x 1.78m (6' 5" x 5' 10"). With rear vertical sliding uPVC double glazed sash window with fitted blinds. Also benefitting from phone point, HDMI and CCTV monitor.

Rear Double Bedroom 3

Measures approx. 4.11m x 2.92m (13' 6" x 9' 7"). Enjoying a dual aspect with front and rear uPVC double glazed vertical sliding sash window with fitted blinds. The room also benefits from a tv point and doors through to;

Stylish En-Suite Shower Room

Measures approx. 1m x 2.92m (3' 3" x 9' 7"). With side uPVC double glazed vertical sliding sash window with patterned glazing and fitted blinds, providing a two piece suite in white comprising a low flush WC, pedestal wash hand basin, walk-in shower cubicle with multi jet spa shower and glazed screen, tiled flooring, fully tiled walls with chrome edging and fitted chrome towel rail.



Double Bedroom 4

Measures approx. 3m x 3.36m (9' 10" x 11' 10"). With front uPVC sash window with fitted blinds. The bedroom also benefits from a tv point and doors through to;



En-Suite Bathroom

Measures approx. 1.68m x 2m (5' 6" x 6' 7"). With side vertical sliding uPVC double glazed sash window with patterned glazing and fitted blind, enjoying a three piece suite in white comprising a low flush WC, pedestal wash hand basin, I-shaped panelled bath with overhead main shower and glazed screen, tiled flooring, fully tiled walls with chrome edging and chrome towel rail.

Double Bedroom 5

Measures approx. 3m x 3.3m (9' 10" x 9' 10"). With front vertical sliding uPVC double glazed sash window with fitted blinds. The bedroom also benefits from a TV point and doors through to;



En-Suite Bathroom

Measures approx. 2.03m x 2.7m (6' 8" x 8' 10"). With side uPVC vertical sliding double glazed sash window with patterned glazing and fitted blinds, providing a modern suite in white comprising a low flush WC, pedestal wash hand basin, shaver socket, panelled bath, tiled flooring, fully tiled walls with black edging and large chrome towel rail.

Cloakroom

Measures approx. 1.2m x 1.78m (3' 11" x 5' 10"). Enjoys a modern suite in white comprising a low flush WC, pedestal wash hand basin with tiled backing and tiled flooring.



First Floor Landing

Measures approx. 4.5m x 1.73m (14' 9" x 5' 8"). With rear double glazed roof light, continuation of oak balustrading, eaves storage and doors through to;

Master Bedroom 1

Measures approx. 4.5m x 8.66m (14' 9" x 28' 5"). Providing three rear double glazed roof lights with fitted blinds, an extensive range of bedroom furniture comprising hanging wardrobe, display shelving, desk and vanity unit, style wall radiator, inset ceiling spotlights, large airing cupboard with cylinder tank, TV point and doors through to;

En-Suite Shower Room

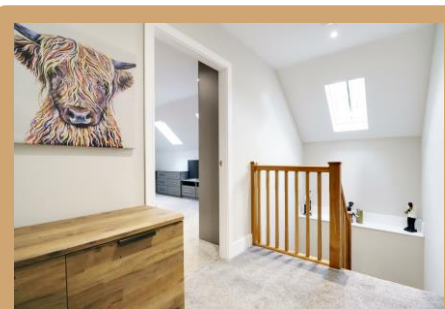
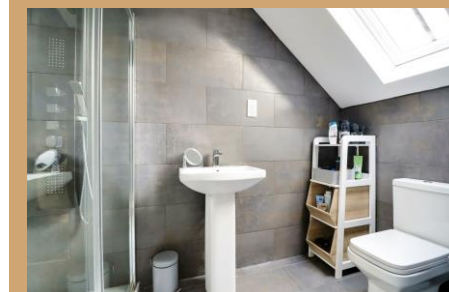
Measures approx. 2.74m x 1.4m (9' x 4' 7"). With side double glazed roof light and fitted blind providing a quality suite in white comprising a low flush WC, pedestal wash hand basin, double shower cubicle with overhead multi jet spa shower, glazed screen, tiled flooring, fully tiled walls and chrome towel rail.

Double Bedroom 2

Measures approx. 4.5m x 5.74m (14' 9" x 18' 10"). With two rear double glazed Velux roof lights with fitted blinds, an extensive range of fitted bedroom furniture comprising a hanging wardrobes, vanity and desk units, stylish radiator, inset ceiling spotlights, TV point and doors through to;

En-Suite Shower Room

Measures approx. 2.74m x 1.37m (9' x 4' 6"). With side double glazed roof light and fitted blind providing a quality suite in white comprising a low flush WC, pedestal wash hand basin, double shower cubicle with overhead multi jet spa shower, glazed screen, tiled flooring, fully tiled walls and chrome towel rail.





Single Garage

Measures approx. 2.87m x 4.55m (9' 5" x 14' 11"). The property enjoys the benefit of a single garage with a thin timber partition to the adjoining workshop which can easily be removed and enjoys an up and over front door and internal power and lighting.

Adjoining Workshop

Measures approx. 2.08m x 4.55m (6' 10" x 14' 11"). With front window and side personal door.

Newly Built Detached Double Garage

Measures approx. 5.61m x 5.5m (18' 5" x 18' 1"). Being of brick and block construction with twin electric motorised entrance doors, side personal door, internal power and lighting and fixed staircase allowing access to a large loft room that could easily be converted to create a study area.

Grounds

The property occupies a substantial elevated plot in the heart of the village with views across the church and offers vehicle access via brick pillars and a traditional five bar timber gate onto a substantial block and pebbled driveway that allows parking for a large number of vehicles and direct access to both garages. Gardens adjoining the driveway come lawned with hedged boundaries with a sheltered entrance door having a patio area for entertaining. Gated access to the side leads to a private enclosed landscaped garden that comes principally lawned with mature borders and enjoys a newly laid Indian slate patio that surrounds the property and provides a number of seating areas. The property is also fully alarmed, including the garage.

Double Glazing

The property enjoys full uPVC double glazed windows of a light wood effect.

Central Heating

There is a modern gas fired central heating system to radiators. The central heating is in 3 zoned areas, downstairs, upstairs and underfloor heating.





FLOORPLAN AND EPC

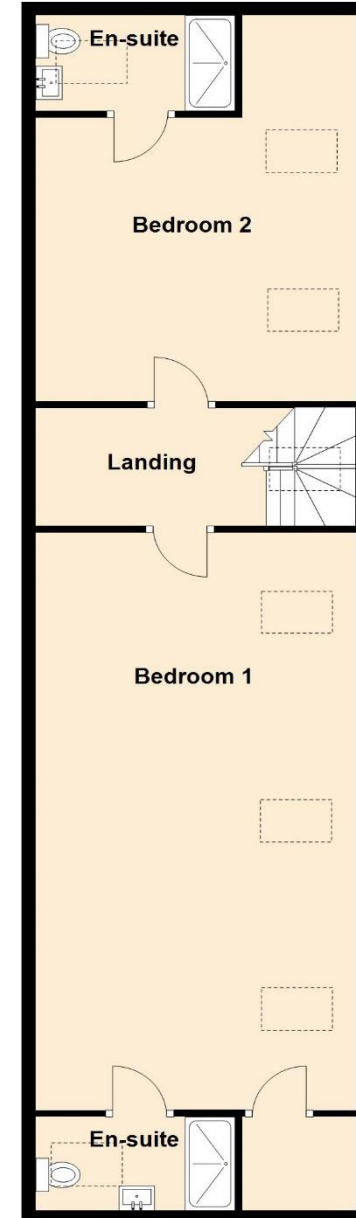
Ground Floor

Approx. 163.1 sq. metres (1755.6 sq. feet)



First Floor

Approx. 80.7 sq. metres (868.4 sq. feet)







www.paul-fox.com

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CRPS): Paul Fox on their behalf and for the sellers of this property whose agents they are give notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no persons employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

In accordance with Consumer Protection from Unfair Trading regulations 2008 (CPRS) Paul Fox endeavors and makes every effort to ensure that any information provided to prospective purchase is fair and as accurate to the best of their knowledge and is not in any way believed to be misleading. Consumers are protected under this legislation from misleading statements. The office of Fair Trading has published guidance documents for Consumers Selling or buying Property and these are available from Paul Fox upon request. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No reasonability is to be assumed for the occupancy of individual items and no appliances or services have been tested by the Agent. P389

**VIEWING STRICTLY
BY APPOINTMENT**

T: 01652 651777
E: finest@paul-fox.com

**10 Market Place,
Brigg, DN20 8ES**