



## Bluebell Cottage, 30 Church Street, Elsham, Brigg, DN20 0RG

Asking Price: £385,000

EPC: E (44)

Council Tax - E

Freehold

### Accommodation Summary:

- A CHARMING DETACHED VILLAGE COTTAGE
  - HIGHLY DESIRABLE PRIVATE SETTING
- FINE MAIN LIVING ROOM, REAR CONSERVATORY & HOME OFFICE
  - ATTRACTIVE FITTED DINING KITCHEN
- 4 BEDROOMS WITH A MASTER EN-SUITE
  - LUXURY FAMILY BATHROOM
  - PRIVATE ENCLOSED GARDEN
- AMPLE PARKING FOR NUMEROUS VEHICLES



To arrange a viewing please call the Paul Fox - Brigg office on **01652 651777**

## Description:

'Bluebell Cottage' is a charming traditional detached village cottage having been later extended creating a superb home that lends itself perfectly for a professional couple or family.. The well-presented accommodation comprises, front entrance hallway, cloakroom, fine rear living room with a feature fireplace, home office/study, attractive fitted dining kitchen with a utility room and access to a pleasant rear conservatory. The first floor enjoys a large central landing leading to a newly fitted modern family bathroom and 4 bedrooms with an en-suite shower room to the master. The mature grounds are fully enclosed and extremely private with a substantial driveway allowing extensive parking that could be extended if required. The rear garden comes principally lawned with a number of seating areas and established borders.

## Rooms:

### Reception Hallway

12'1" x 6' (3.68m x 1.83m). Front uPVC double glazed entrance door with patterned glazing, side timber framed double glazed and leaded window, dog legged staircase leads to the first floor accommodation with open spell balustrading and squared newel post, dado railing and doors to;

### Cloakroom

4'11" x 5'1" (1.5m x 1.55m). With side timber framed double glazed and leaded window with patterned glazing and provides a newly fitted traditional style suite in white comprising a low flush WC, pedestal wash hand basin, wooden style flooring, part tiling to walls with chrome edging and matching chrome towel rail.

### Spacious Main Rear Lounge

15' x 16'8" (4.57m x 5.08m). Enjoying a dual aspect with timber framed double glazed and leaded side window and matching French doors with adjoining side light leading to the garden, laminate flooring, dado railing, handsome multi fuel cast iron stove on a projecting slate hearth and matching backing with wooden surround and TV point.

### Study

6'6" x 8'2" (1.98m x 2.5m). Front timber framed double glazed and leaded window and part dado railing.



**Attractive Open Plan Living/Dining Kitchen**  
*12'10" x 20'9" (3.9m x 6.32m)*. With front timber framed double glazed and leaded window and an internal window and door leads through to the conservatory. The kitchen enjoys an extensive range of shaker style furniture with cupped pull handles and with five eye level units having glazed fronts, feature butcher block style worktop with matching worktop incorporates a one and a half bowl ceramic sink unit with drainer to the side and block mixer tap, built-in four ring electric hob with stainless steel extractor and eye level double oven, laminate flooring, dado railing, space for appliances and open access through to;



### **Utility Room**

*5'11" x 7'3" (1.8m x 2.2m)*. With a rear timber framed double glazed and leaded window, pine eye level storage cabinets with Belfast sink, space and plumbing for appliances.

### **Conservatory**

*10'5" x 14'5" (3.18m x 4.4m)*. With dwarf bricked walling with surrounding uPVC double glazed windows, side entrance door, newly fitted hipped and pitched polycarbonate roof with central light and quarry tiled flooring.



### **First Floor Landing**

*10'11" x 6' (3.33m x 1.83m)*. With a front double glazed timber framed leaded window, dado railing, loft access with drop down ladder, large built-in airing cupboard and doors to;

### **Master Bedroom 1**

*10'6" x 13'11" (3.2m x 4.24m)*. Enjoys a dual aspect with side and rear timber framed and leaded windows, exposed floorboards, corner fitted wardrobes and doors through to;



### **En-Suite Shower Room**

*7'10" x 6'9" (2.4m x 2.06m)*. Side timber framed double glazed and leaded window with patterned glazing provides a suite in white comprising a low flush WC, pedestal wash hand basin, walk-in shower with glazed screen and electric shower wooden style flooring, part tiling to walls and fitted chrome towel rail.



### Rear Double Bedroom 2

11' x 10'5" (3.35m x 3.18m). Rear uPVC timber framed double glazed and leaded window and exposed floorboards.

### Front Double Bedroom 3

10' x 9'11" (3.05m x 3.02m). Front timber framed double glazed and leaded window and exposed floorboards.

### Front Bedroom 4

9'5" x 6'9" (2.87m x 2.06m). Front timber framed double glazed and leaded window and exposed floorboards.

### Newly Fitted Family Bathroom

9'10" x 7'5" (3m x 2.26m). Rear timber framed double glazed and leaded window with patterned glazing provides an attractive modern suite in white comprising a close couple low flush WC with adjoining vanity wash hand basin set within a polished top with storage beneath, panelled bath, walk-in shower with overhead mains shower and glazed screen, wooden style flooring, part tiling to walls with chrome edging and matching chrome towel rail.



### Grounds

The property enjoys a large mature plot with front fenced boundary and double opening oak doors allowing vehicular access to a substantial concrete laid driveway allowing parking for multiple vehicles of which could be extended into the rear garden if required. The front garden is pebbled laid for ease of maintenance. The rear garden enjoys an excellent degree of privacy enjoying a southerly aspect being lawned with shaped borders and having a number of pleasant seating areas.



### Double Glazing

Oil fired central heating system to radiators via an external boiler.

### Double Glazing

Timber framed double glazed windows. uPVC front entrance door and uPVC conservatory windows and door.

