



**33 Bakersfield,
Wrawby, Lincolnshire,
DN20 8SZ**

Asking Price: £385,000

EPC: To be confirmed (0)

Council Tax -

To be advised



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

Accommodation Summary:

- AN EXECUTIVE DETACHED FAMILY HOME
- HIGHLY DESIRABLE VILLAGE LOCATION
- EXTENDED TO THE REAR
- ATTRACTIVE OPEN PLAN DINING KITCHEN
- 4 LARGE DOUBLE BEDROOM WITH A MASTER EN-SUITE
- DOUBLE DRIVEWAY & INTEGRAL GARAGE
- PRIVATE LANDSCAPED REAR GARDEN

Description:

A fine executive detached family home located within a well regarded residential area offering beautifully presented and extended accommodation. The accommodation comprises a central reception hallway, a front living room, a central open plan dining kitchen with a rear garden room, a useful utility room, and a cloakroom. The first floor provides a central landing leading to 4 excellent-sized bedrooms with a master en-suite and main family bathroom. The front allows ample parking via a block-paved driveway leading directly to the integral garage. The rear garden enjoys excellent privacy with a central shaped lawn, two flagged seating areas and manageable raised borders.

Rooms:

Entrance Hallway

7'5" x 14'8" (2.26m x 4.47m). Front uPVC double glazed and leaded entrance door with adjoining side lights, traditional straight flight staircase leads to the first floor accommodation with open spell balustrading and matching newel posts, under the stair's storage, attractive laminate flooring, wall mounted thermostat for the central heating and wall to ceiling coving.

Living Room

12'3" x 16'2" (3.73m x 4.93m). Plus a projecting uPVC double glazed square bay window, attractive feature fireplace, wall to ceiling coving and TV point.



Spacious Open Plan Dining Kitchen

24'1" x 12'4" (7.34m x 3.76m). Rear uPVC double glazed window and a broad opening leading through to a rear garden room. The kitchen enjoys an extensive range of quality fitted kitchen furniture finished in an Old English White in a shaker style with a complementary butcher block worktop with tiled splash backs incorporating a one and a half bowl ceramic sink unit with drainer to the side and block mixer tap, space for a range cooker with broad stainless steel canopied extractor fan, tiled effect cushioned flooring, wall to ceiling coving and inset ceiling spotlights.



Pleasant Rear Garden Room

10'1" x 12'4" (3.07m x 3.76m). Enjoying a rear uPVC double glazed picture window with vaulted top light, side patio doors leads to the garden, vaulted ceiling with inset ceiling spotlights and oak effect flooring.



Utility Room

6' x 9'1" (1.83m x 2.77m). Side uPVC double glazed entrance door with patterned glazing, personal door through to the garden, enjoying gloss finish base and eye level storage units with chrome handles with a complementary patterned worktop with tiled splash backs and plumbing beneath for an automatic washing machine and dryer, tiled effect cushioned flooring and wall to ceiling coving.

Cloakroom

6' x 3'1" (1.83m x 0.94m). Has side uPVC double glazed window with patterned glazing providing a two piece suite in white comprising a low flush WC, wall mounted wash hand basin with tiled splash back and tiled effect cushioned flooring.



First Floor Central Landing

7'7" x 9'4" (2.3m x 2.84m). With continuation of open spell balustrading, wall mounted thermostat for the central heating, loft access and doors through to;

Front Double Bedroom 1

12'2" x 12'8" (3.7m x 3.86m). With front uPVC double glazed and leaded window, fully fitted bank of stylish wardrobes to one wall with sliding doors, TV point and doors through to;



En-Suite Shower Room

7'7" x 5'6" (2.3m x 1.68m). Front uPVC double glazed and leaded window with patterned glazing, provides a modern suite in white comprising a low flush WC, wall mounted wash hand basin with tiled splash back and mirrored cabinet above, walk-in shower cubicle with overhead main shower and glazed screen and tiled effect cushioned flooring.

Front Double Bedroom 2

10' x 14'10" (3.05m x 4.52m). With front uPVC double glazed window.



Rear Double Bedroom 3

12'2" x 12'7" (3.7m x 3.84m). Rear uPVC double glazed window.

Rear Double Bedroom 4

10' x 12'2" (3.05m x 3.7m). Rear uPVC double glazed window.



Family Bathroom

7'6" x 8'8" (2.29m x 2.64m). Rear uPVC double glazed window with obscured glazing providing a modern four piece suite in white comprising a low flush WC, pedestal wash hand basin, double ended panelled bath with tiled surround, matching shower cubicle with mains shower and glazed screen, cushioned flooring and fitted towel rail.



Outbuildings

19'2" x 9'10" (5.84m x 3m). The property benefits from an integral garage with up and over front door, personal door leads through to the utility, internal power and lighting and houses the Valiant gas fired central heating boiler.

Grounds

To the front the property enjoys a manageable lawned garden with an adjoining block paved driveway providing direct access to the garage and front entrance. Gated access to either side leads to the private enclosed rear garden that has been landscaped providing two slate patied patio areas, central lawn and sleeper raised borders.

Double Glazing

The property benefits from full uPVC double glazed windows and doors.

