



Stonecroft, Vicarage Lane  
REDBOURNE, LINCOLNSHIRE, DN21 4QW



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FINEST



# Stonecroft, Vicarage Lane

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'Stonecroft' is a beautifully presented and deceptively spacious traditional detached bungalow of an individual design and layout that must be viewed internally to fully appreciate. The accommodation has undergone an extensive refurbishment all finished to an excellent standard comprising, front storm porch, inner reception hallway, cloakroom, spacious L-shaped living room, formal dining room, quality fitted dining kitchen with patio doors to the garden, luxury shower room, 2 large double bedrooms with a master dressing room, central gym/study that links to the annex. The annex provides a unique space that has a multitude of uses with accommodation offering a large front facing living room, former kitchen that is currently used as a cinema room yet retains all required plumbing to reinstate, large bedroom and a quality bathroom. The first floor provides 2 further bedrooms. The property occupies a generous prominent corner plot that extends to just over 1/4 of an acre being principally lawned with a number of ceramic paved seating areas. A pebbled laid driveway allows extensive parking for a number of vehicles with direct access to an attached garage.

## Storm Porch

Measures approx. 2.3m x 0.56m (7' 7" x 1' 10"). Enjoys a composite security entrance door with adjoining uPVC double glazed side light, PVC clad ceiling, attractive ceramic tiled flooring and an internal uPVC double glazed entrance door with patterned glazing and adjoining side light leads through to;



### Central Reception Hallway

Measures approx. 3.5m x 2.4m (11' 6" x 7' 10"). Enjoying a quality oak staircase allowing access to the first floor accommodation with open spell balustrading and squared newel posts with under the stairs storage, wall to ceiling coving and a wall mounted thermostatic control for the central heating.

### Cloakroom

Measures approx. 1.96m x 1.63m (6' 5" x 5' 4"). Rear uPVC double glazed window with patterned glazing, enjoying a quality suite in white comprising close couple low flush WC with adjoining Royal Blue vanity units with chrome pull handles and a polished white top above incorporating a wash hand basin and tiled backing, wooden style luxury flooring and inset ceiling spotlights.

### Spacious L-Shaped Living Room

Measures approx. 5.6m x 6.15m (18' 4" x 20' 2"). Enjoying three surrounding uPVC double glazed windows, quality polished marble fireplace with inset contemporary electric fire, TV point, wall to ceiling coving and doors through to the kitchen and formal dining room.

### Formal Dining Room

Measures approx. 3.66m x 2.7m (12' x 8' 10"). Rear uPVC double glazed window and wall to ceiling coving.







### Large Fitted Dining Kitchen

Measures approx. 3.6m x 6.45m (11' 10" x 21' 2"). Side uPVC double glazed window and matching French doors with adjoining side light leads out to a courtyard style garden. The kitchen enjoys an extensive range of shaker style furniture with brushed aluminium style pull handles with a complementary patterned top with matching uprising that incorporates a broad single bowl sink unit with drainer to the side and chrome block mixer tap, built-in four ring electric induction hob with matching canopied extractor with eye level double oven, space and plumbing for appliances, ceramic tiled flooring, inset ceiling spotlights and space for an American style fridge freezer.

### Master Bedroom 1

Measures approx. 6.07m x 2.8m (19' 11" x 9' 2"). With surrounding uPVC double glazed windows, attractive fitted bedroom furniture, wall to ceiling coving and an opening through to;

### Dressing Room

Measures approx. 2.1m x 3.38m (6' 11" x 11' 1"). With side uPVC double glazed window and a quality fitted bank of fitted wardrobes with sliding fronts.

### Double Bedroom 2

Measures approx. 3.96m x 3.84m (13' x 12' 7"). Broad side uPVC double glazed window, recessed fitted wardrobes and wall to ceiling coving.

### Stylish Family Shower Room

Measures approx. 1.78m x 2.7m (5' 10" x 8' 10"). Rear uPVC double glazed window with inset patterned glazing, providing a quality suite in white comprising a walk-in shower cubicle with rain shower and curved glazed screen, closed couple low flush WC and adjoining vanity units with chrome pull handle, polished white top with wash hand basin, tiled flooring, part tiling to walls with chrome edging, illuminated wall mirror with Bluetooth and fitted towel rail.

### Study/Gym

Measures approx. 3.1m x 3.12m (10' 2" x 10' 3"). Rear uPVC double glazed window, wall to ceiling coving and an internal door leads through to the annex.

### Annex Living Room

Measures approx. 4.78m x 3.45m (15' 8" x 11' 4"). With front and side uPVC double glazed windows, matching sliding patio doors leading out to the garden, wall to ceiling coving and doors through to the former kitchen and bedroom.

### Annex Former Kitchen/Cinema Room

Measures approx. 3.05m x 4.57m (10' x 15'). With rear and side uPVC double glazed window, rear uPVC entrance door with patterned glazing, wall to ceiling coving and still retains the plumbing if a kitchen is required.

### Annex Bedroom

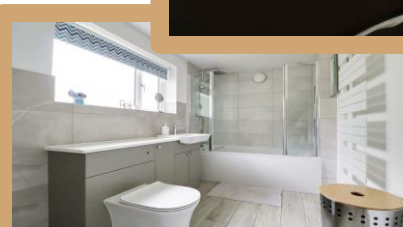
Measures approx. 4.5m x 3.9m (14' 9" x 12' 10"). Side uPVC double glazed window, wall to ceiling coving and doors through to;

### Annex Bathroom

Measures approx. 3.68m x 1.98m (12' 1" x 6' 6"). Rear uPVC double glazed window with inset patterned glazing, fitted with a panelled bath with shower over and glazed screen, close couple low flush WC with adjoining vanity unit with polished white top above and an inset wash hand basin, tiled flooring, part tiling to walls with chrome edging, fitted towel rail and shaver socket.

### First Floor Landing

Rear uPVC double glazed window, built-in airing cupboard with cylinder tank and doors off to;





### Rear Double Bedroom 3

Measures approx. 3.15m x 3.02m (10' 4" x 9' 11). Rear uPVC double glazed window and access to the eaves providing storage.

### Rear Double Bedroom 4

Measures approx. 2.82m x 3.02m (9' 3" x 9' 11). With rear uPVC double glazed window and eaves storage.

### Outbuildings

The property benefits from an attached garage measuring 4.93m x 6.7m (16' 2" x 22') with electric roller remote operated entrance door, rear uPVC double glazed door, stone flagged flooring and inset power, lighting and tap.

### Grounds

The property occupies a generous plot with a large gravelled laid driveway with block edging providing sufficient parking for an excellent number of vehicles and directly into the attached garage. The surrounding gardens are lawned with mature planted borders. Gardens to the front can easily be shared with the annex area being principally lawned with mature planted borders and offering an excellent seating area and summer house. Lawned gardens continue to the side and rear with a ceramic laid perimeter pathway that continues to a rear entertaining space that has access from the kitchen.

### Double Glazing

Full uPVC double glazed windows and doors.

### Central Heating

Gas fired central heating system to radiators.



# FLOORPLAN

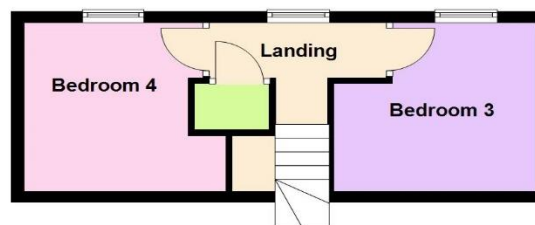
## Ground Floor

Approx. 236.5 sq. metres (2545.7 sq. feet)



## First Floor

Approx. 24.7 sq. metres (265.7 sq. feet)







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