



The Farm House, Prospect Farm Lane

ALKBOROUGH, LINCOLNSHIRE, DN15 9LD



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FINEST



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A superb and extremely rare opportunity for the discerning buyer to purchase a beautifully crafted brand-new detached home of distinction having been designed and built from the finest materials that fits perfectly within its unspoilt surroundings.

The free-flowing accommodation provides a perfect blend of open space ideal for entertaining yet retaining personal reception rooms.

The accommodation is entered into via an impressive central reception hallway with a feature oak staircase, front facing home office and sitting room, formal rear living room benefiting from a quality fireplace and patio doors to a rear garden, a large rear kitchen enjoys a contemporary finish with quality appliances and a rear projecting seating area with further doors out to the raised flagged terrace, spacious utility/boot room and cloakroom.

The first floor provides a central landing leading to a large versatile games room and 3 double bedrooms all with en-suite bathrooms. A key feature of the property is its master bedroom suite that enjoys a professional bespoke finish with a lounge area that leads to a large rear balcony, luxury en-suite bathroom and walk-in dressing room.

The second floor has pleasant rear viewing room with a second balcony and 2 further double bedrooms that share a stylish shower room. The front garden sits behind a brick and stone boundary wall with soft landscaped gardens with a block paved driveway allowing extensive parking with direct access to the attached double garage. Continuation of the block paving from the driveway provides a sweeping ramped pathway to the front entrance. The rear garden is of an excellent family size being principally lawned with surrounding planted borders with steps leading to a full width natural sandstone flagged patio area.

Viewing of this exceptional property is highly recommended.



Central Reception Hallway

Measures approx. 3.4m x 4.67m (11' 2" x 15' 4"). Impressive front composite double glazed entrance door with frosted glazing, adjoining side and top lights, luxury vinyl flooring with contrasting inlay and underfloor heating, staircase leads to the first floor accommodation with oak and glazed balustrading.

Study

Measures approx. 4.04m x 3.84m (13' 3" x 12' 7"). Plus a projecting uPVC double glazed square based window and continuation of luxury vinyl flooring from the entrance hallway with underfloor heating.

Sitting Room

Measures approx. 4.04m x 4.01m (13' 3" x 13' 2"). Plus a projecting front uPVC double glazed bay window and continuation of flooring with underfloor heating.

Fine Rear Living Room

Measures approx. 4.34m x 6.58m (14' 3" x 21' 7"). Side uPVC double glazed window, rear three paned bi-folding doors giving access to a Natural Sandstone patio area, feature inset multi-fuel cast iron stove within a large feature tiled chamber with wooden mantel and underfloor heating.

Impressive Open Plan Living/Dining Kitchen

Measures approx. 7.3m x 9.5m (23' 11" x 31' 2"). Rear uPVC double glazed sliding patio doors allowing access to the raised Natural Sandstone patio and enjoying stunning views across Alkborough flats, feature luxury vinyl flooring with contrasting inlay and underfloor heating. The kitchen enjoys quality contemporary furniture with handleless furniture complemented by patterned marble worktop with inset one and a half bowl sink unit with etch drainer to the side and block mixer tap, built-in electric induction hob with broad canopied extractor, double oven, central microwave and warming drawer, built-in fridge and freezer, large feature breakfasting island, inset ceiling spotlights and doors through to;





Utility Room

Measures approx. 2.26m x 5.16m (7' 5" x 16' 11"). Rear composite double glazed entrance door allowing access to the garden, matching fitted furniture to the kitchen with a marble worktop with matching splash back, incorporating a sink unit with etch drainer to the side and block mixer tap, built-in washing machine and dryer, corner cupboard with cylinder tank, luxury vinyl flooring with underfloor heating and doors to;

Cloakroom

Measures approx. 2.3m x 1.32m (7' 7" x 4' 4"). Front uPVC double glazed window with patterned glazing providing a quality suite in white comprising a close couple low flush WC, vanity wash hand basin, luxury vinyl flooring and inset ceiling spotlights.



Feature Galleried Landing

Measures approx. 3.43m x 6.17m (11' 3" x 20' 3"). Enjoying a picture front uPVC double glazed window continued from the hallway, return staircase leading to the second floor landing with oak and glazed balustrading, built-in airing cupboard with second cylinder tank and doors through to;

Master Bedroom 1

Measures approx. 3.8m x 3.89m (12' 6" x 12' 9"). With rear uPVC double glazed window enjoying stunning opening views, quality bespoke fitted bedroom furniture and doors through to a dressing room and open access through to;



Master Lounge Area

Measures approx. 5.18m x 3.6m (17' x 11' 10"). With uPVC double glazed sliding patio doors with adjoining side lights leads to a composite decked balcony with glazed steel balustrading and doors through to;

Master En-Suite Bathroom

Measures approx. 2.7m x 3.6m (8' 10" x 11' 10"). Rear uPVC double glazed window with patterned glazing providing a quality suite in white comprising a close couple low flush WC, walk-in shower cubicle with overhead main shower and glazed screen, double ended bath with central mixer tap, twin wash hand basins with drawer units beneath and towel rails to either side with mirrored backing, tiled flooring, underfloor heating and fully tiled walls with chrome edging.



Master Dressing Room

Measures approx. 2.5m x 3.43m (8' 2" x 11' 3"). With central fitted LED spotlights.



Master Balcony

Measures approx. 4.72m x 2.84m (15' 6" x 9' 4").

Front Double Bedroom 2

Measures approx. 4.06m x 3.89m (13' 4" x 12' 9"). Front uPVC double glazed window, TV point and doors through to;

Luxury En-Suite Shower Room

Measures approx. 1.5m x 2.8m (4' 11" x 9' 2"). Side uPVC double glazed window with patterned glazing, enjoying a quality suite in white comprising a close couple low flush WC, wash hand basin with textured unit beneath, walk-in shower cubicle with overhead mains shower and glazed screen, tiled flooring, majority tiling to walls with chrome edging and matching chrome towel rail.

Front Double Bedroom 3

Measures approx. 4.04m x 4.85m (13' 3" x 15' 11"). Front uPVC double glazed window and doors through to;

En-Suite Shower Room

Measures approx. 1.83m x 2.26m (6' x 7' 5"). Side uPVC double glazed window with patterned glazing, enjoying a quality suite in white comprising a close couple low flush WC, wash hand basin with textured unit beneath, walk-in shower cubicle with overhead mains shower and glazed screen, tiled flooring, majority tiling to walls with chrome edging and matching chrome towel rail.

Large Games Room

Measures approx. 8.4m x 4.57m (27' 7" x 15'). Enjoying front and rear projecting uPVC double glazed windows with stunning views and inset ceiling spotlights.



Second Floor Landing

Measures approx. 3.86m x 1.1m (12' 8" x 3' 7"). Front double glazed roof light, inset ceiling spotlights and doors through to;

Rear Double Bedroom 4

Measures approx. 4.11m x 5.18m (13' 6" x 17'). Plus a projecting rear uPVC double glazed window with open views.

Rear Double Bedroom 5

Measures approx. 4.1m x 5.18m (13' 5" x 17'). Plus a projecting deep rear uPVC double glazed window recess with stunning open views and loft access.

Viewing Room

Measures approx. 3.86m x 3.76m (12' 8" x 12' 4"). With inset ceiling spotlights and a rear uPVC double glazed bi folding doors leading to;

Viewing Room Balcony

Measures approx. 3.8m x 1.35m (12' 6" x 4' 5"). With glazed and steel balustrading.

Second Floor Shower Room

Measures approx. 1.9m x 2.9m (6' 3" x 9' 6"). Front double glazed roof light, providing a three piece suite in white comprising a close couple low flush WC, broad vanity wash hand basin with textured drawers beneath, walk-in shower cubicle with mains shower and glazed screen, wooden style tiled flooring, part tiling to walls and chrome towel rail, inset ceiling spotlights and extractor.





Grounds

A key feature to note on this impressive property are its landscaped gardens with the front having a majority walled boundary with shaped lawn and well stocked surrounding shrub borders with bark finish. A substantial driveway provides parking for an excellent number of vehicles having direct access to the integral double garage and pathway to the front entrance door. Side gated access leads to a stunning garden with large Indian Sandstone raised seating area which wraps around the entirety of the rear of the property with steps down to a excellent sized lawn with furthermore bark filled borders.

Double Garage

Measures approx. 5.84m x 6.7m (19' 2" x 22').

Double Glazing

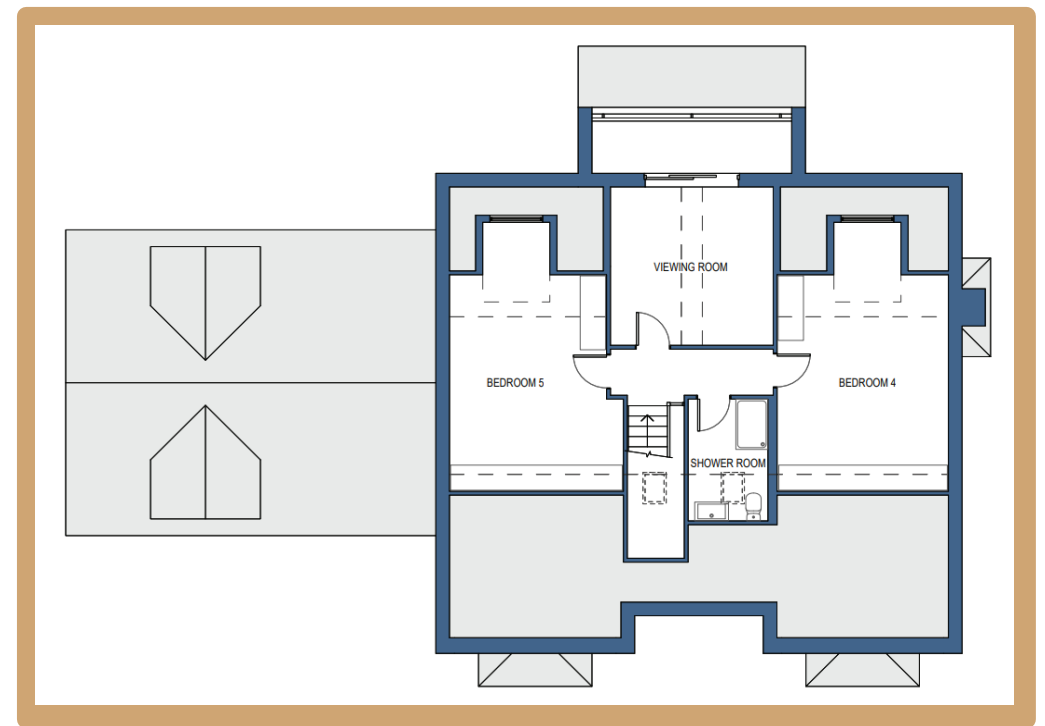
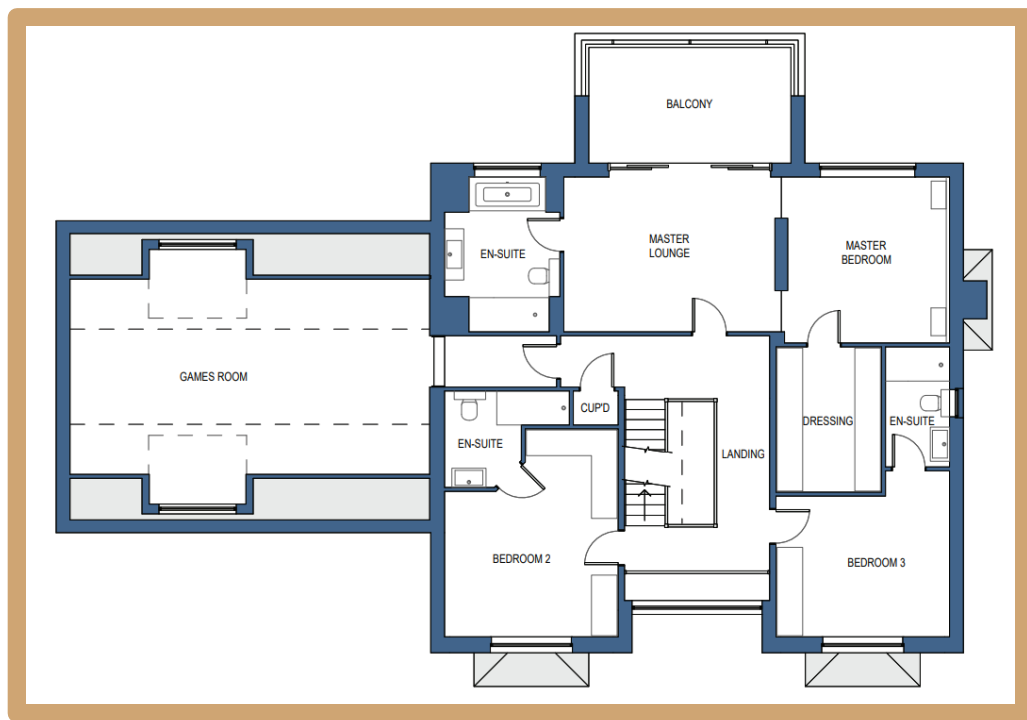
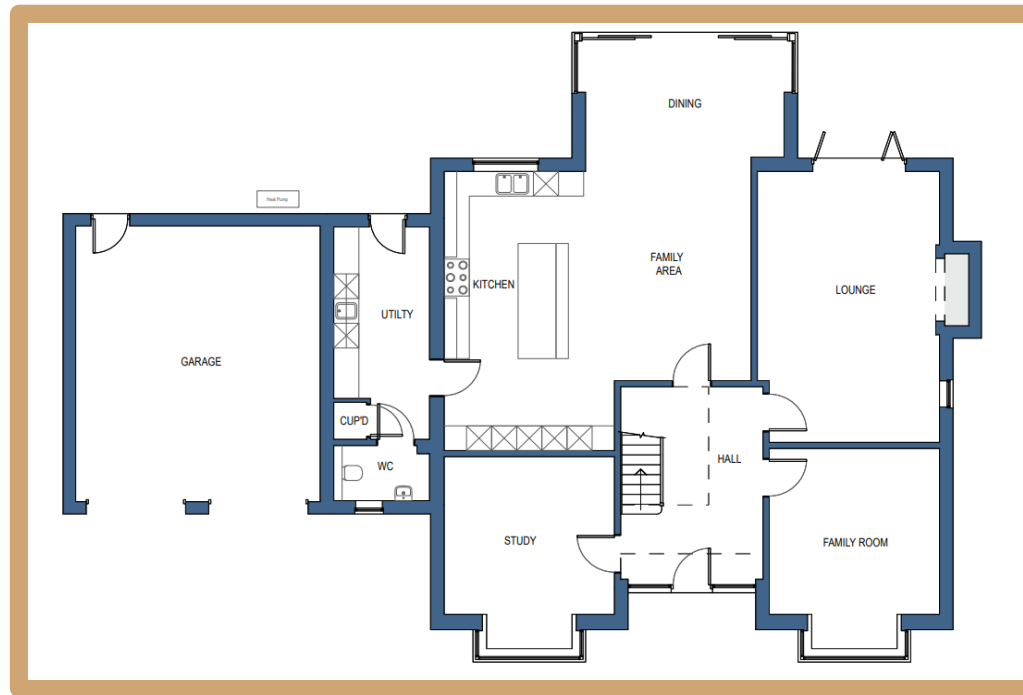
All windows with the exception of the roof lights are uPVC and the entrance doors are composite.

Central Heating

There is an Efficient air sourced heating to the ground floor and with the main floors being of radiator systems.



FLOORPLAN AND EPC







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**VIEWING STRICTLY
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