



Ancholme View, Cadney Road
BRIGG, NORTH LINCOLNSHIRE, DN20 9HW



Ancholme View, Cadney Road

Brigg, North Lincolnshire, DN20 9HW

'Ancholme View' is an outstanding executive detached family home offering individually designed and superbly presented accommodation that allows versatility to suite a range of buyers. The accommodation comprises a central reception hallway, an impressive open plan living/dining kitchen with patio doors to the garden, a matching utility room, a central living room leading to a rear sunroom, 3 ground floor bedrooms with a luxury family bathroom and a separate shower room. The first floor provides a charming lounge with doors out to a front facing balcony, useful home office, 5th bedroom, a master bedroom with a large loft storage area and a second family bathroom. The property sits centrally within mature landscaped gardens being extremely private to the rear with a raised flagged seating area and timber outbuildings. The front allows extensive parking for numerous vehicles with direct access to the integral double garage and to a side hard standing drive that can comfortably fit a large caravan or motorhome.

Central Reception Hallway

Measures approx. 2.84m x 4.04m (9' 4" x 13' 3"). With front uPVC double glazed entrance door with patterned glazing and adjoining side lights, staircase leads to the first floor accommodation with grab rail, wall to ceiling coving, a personal door leads through to the garage and useful under stairs storage cupboard.



Ground Floor Shower Room

Measures approx. 2.57m x 1.1m (8' 5" x 3' 7"). Enjoying a modern suite in white comprising a low flush WC, pedestal wash hand basin, walk-in double shower cubicle with overhead mains shower and glazed screen, laminate flooring, tiled walls and PVC clad to ceiling with inset ceiling spotlights.

Impressive Open Plan Living/Dining Kitchen

Measures approx. 9.42m x 3.05m (30' 11" x 10'). With rear and side uPVC double glazed windows and rear uPVC double glazed French doors leads out to the garden. The kitchen enjoys an extensive range of contemporary gloss finish handleless furniture with integral appliances and having a complementary patterned worktop with tiled splash backs incorporating a one and a half bowl sink unit with drainer to the side and block mixer tap, built-in five ring gas hob with ceiling extractor, double oven and eye level microwave, tiled flooring, modern ceramic radiator, wall to ceiling coving, inset ceiling spotlight and oak glazed door leads through to;

Utility Room

Measures approx. 2.63m x 2.4m (7' 9" x 7' 10"). Side uPVC double glazed entrance door with patterned glazing and adjoining window, matching furniture to the kitchen with patterned worktop and tiled splash back incorporating a single sink unit with drainer to the side, oak style flooring, plumbing and space for an automatic washing machine and dryer, inset ceiling spotlights and an internal oak glazed door leads through to the reception hallway.



Living Room

Measures approx. 3.94m x 4.6m (12' 11" x 15' 1"). With an internal hardwood glazed French doors leads to the sunroom with an internal uPVC double glazed window, modern electric fire with TV connections above and wall to ceiling coving.

Pleasant Rear Sun Room

Measures approx. 3.86m x 2.84m (12' 8" x 9' 4"). With dwarf bricked walling with surrounding hardwood double glazed windows, matching rear entrance door, side uPVC double glazed window and modern ceramic radiator.

Family Bathroom

Measures approx. 2.57m x 3m (8' 5" x 9' 10"). Side uPVC double glazed window with patterned glazing, enjoying a quality suite in white comprising a low flush WC, corner fitted panelled bath with moulded seat, double shower cubicle with mains shower and glazed screen, oval wash hand basin set within a patterned top with gloss white vanity drawers beneath, limewash style laminate flooring, fully tiled walls with chrome edging, modern fitted radiator and clad finish ceiling with inset ceiling spotlights.

Ground Floor Bedroom 2

Measures approx. 3.36m x 3.7m (11' 11" x 12' 2"). With rear and side uPVC double glazed windows and wall to ceiling coving.

Ground Floor Bedroom 3

Measures approx. 3.63m x 2.67m (11' 11" x 8' 9"). Front uPVC double glazed window and wall to ceiling coving.

Ground Floor Bedroom 4

Measures approx. 2.74m x 3.6m (9' x 11' 10"). Front uPVC double glazed window.

First Floor Landing

Has loft access and doors off to;



First Floor Living Room

Measures approx. 5.74m x 3.86m (18' 10" x 12' 8"). Side uPVC double glazed window, front facing uPVC double glazed French doors with adjoining side lights leads out to a projecting balcony, feature bricked fireplace with marble hearth and inset multi fuel cast iron stove.

Balcony

Measures approx. 3.8m x 2.16m (12' 6" x 7' 1").

Bathroom

Measures approx. 3.48m x 2.1m (11' 5" x 6' 11"). Rear Velux double glazed roof light with fitted blind, enjoying a modern suite in white comprising a low flush WC, wall mounted wash hand basin, l-shaped panelled bath with mains shower over and glazed screen, limewash style laminate flooring, tiling to walls and a large fitted storage unit.

Master Bedroom 1

Measures approx. 6.53m x 3.96m (21' 5" x 13'). Enjoying a dual aspect with two projecting uPVC double glazed windows and further side uPVC double glazed window and door leads through to;

Large Loft Storage Room

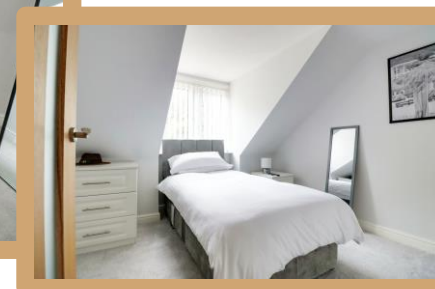
Measures approx. 6.25m x 4.65m (20' 6" x 15' 3"). With internal lighting, Kingspan insulation and floorboards.

Front Bedroom 5

Measures approx. 2.82m x 2.46m (9' 3" x 8' 1"). Front uPVC double glazed window.

Home Office

Measures approx. 5.72m x 2.1m (18' 9" x 6' 11"). With two rear Velux double glazed roof lights with fitted blinds, modern style radiator and door leading to an airing cupboard with cylinder tank.



Integral Double Garage

Measures approx. 5.84m x 5.8m (19' 2" x 19'). Enjoying twin electric roller front doors, side uPVC double glazed windows, internal power and lighting, wall mounted gas central heating boiler and an internal personal door leading through to the inner hallway.

Outbuildings

Within the rear garden there are two timber store sheds one being currently used as a gymnasium.

Grounds

The property enjoys a substantial plot and is entered with an initial broad block paved parking area with decorative bricked walls and electric opening security gates leads through to a pea pebbled curved driveway that allows extensive parking for a number of vehicles, direct access leads to the integral double garage with an electric car charging pod. Adjoining gardens come lawned with slate gravelled laid borders and a number of planted, mature trees. Central flagged steps leads to a sheltered and lit front entrance. To the side there is ramped access leading to the entrance door and utility with a broad hardstanding parking area allowing storage for a caravan or motorhome if required. The rear garden enjoys excellent privacy being principally lawned with mature borders and enjoying a wraparound flagged seating area providing an excellent area to entertain.

Double Glazing

Full uPVC double glazed windows and doors with the exception of the Velux roof lights.

Central Heating

Modern gas fired central heating system to radiators with the boiler being located within the garage.



FLOORPLAN AND EPC

Ground Floor

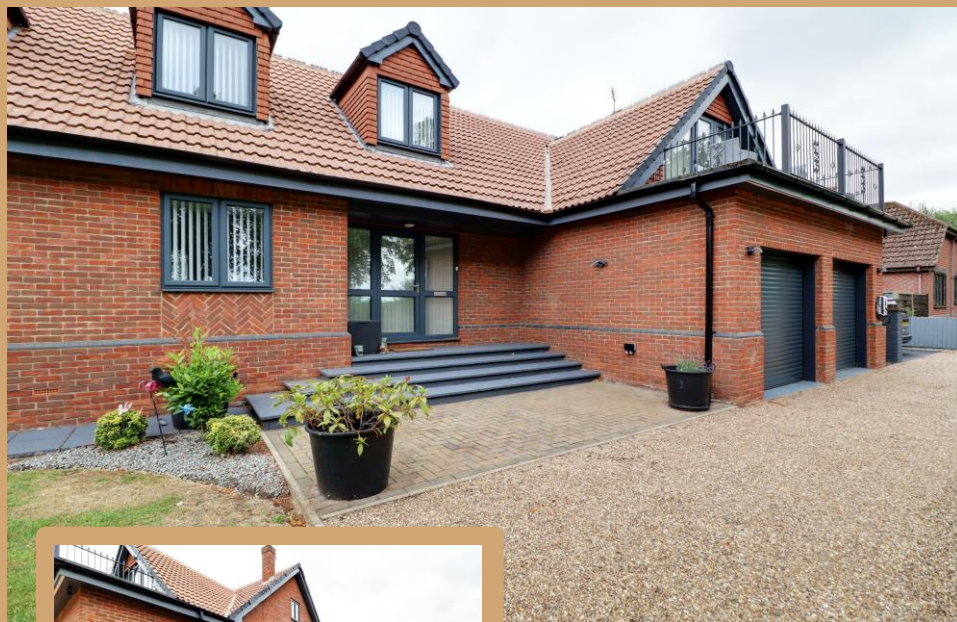
Approx. 173.4 sq. metres (1866.4 sq. feet)



First Floor

Approx. 130.4 sq. metres (1403.9 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