



## **Blacksmiths Lodge, Melton Ross, Barnetby, Lincolnshire, DN38 6DR**

Asking Price: £450,000

EPC: To be confirmed (0)

Council Tax - F

To be advised



### **Accommodation Summary:**

- AN ATTRACTIVE INDIVIDUAL FAMILY HOME
  - SOUGHT AFTER SEMI-RURAL VILLAGE
    - 3 RECEPTION ROOMS
- MASTER EN-SUITE & MAIN FAMILY BATHROOM
  - FITTED KITCHEN & UTILITY ROOM
    - 4 BEDROOMS
  - PRIVATE ENCLOSED REAR GARDEN
- FRONT DRIVEWAY, TWIN DOUBLE GARAGE & FLEXIBLE OUTBUILDING
  - EXCELLENT RANGE OF TRANSPORT LINKS



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

## Description:

'Blacksmiths Lodge' is an attractive executive family residence, located on a pleasant elevated plot within the semi-rural village of Melton Ross. The individually designed property provides immaculately presented and versatile living accommodation. The ground floor comprises a welcoming central reception porch, an inner hallway, a cloakroom, a bay fronted living room, a formal dining room, a spacious rear conservatory, a fitted kitchen and a matching utility room. To the first floor provides a central landing leading off to four sizeable bedrooms with the master suite boasting its own en-suite shower room and storage/dressing area and a main family bathroom. The property is approached via a private swing in block laid driveway allowing direct access to the twin double garage. The front garden is predominantly laid to lawn with a selection of mature trees and fully stocked borders with the driveway leading to a further useful detached garage/workshop. The enclosed rear garden enjoys an excellent degree of privacy with a raised lawn area and a variety of flagged seating areas.



## Rooms:

**Front Entrance Porch** Enjoys surrounding uPVC double glazed windows in mahogany with two twin double glazed entrance doors, attractive cushioned flooring, polycarbonate lean to roof, two side hardwood double glazed windows which lead to the kitchen and WC and a hardwood entrance door with decorative glazing allows access to;



**Spacious Inner Hallway** Has a dog legged staircase allowing access to the first floor accommodation with open spell balustrading and matching newel post, wall mounted alarmed keypad, under the stairs storage cupboard, wall to ceiling coving, a wall mounted Honeywell thermostatic control for the central heating and an access through to;



**Cloakroom** Has a two piece suite in white comprising a low flush WC and a pedestal wash hand basin, tiled flooring and partly tiled walls.

**Spacious Main Living Room** 21'1" x 17'1" (6.43m x 5.2m). Benefits from a dual aspect with front bay uPVC double glazed window and a rear uPVC double glazed window and sliding aluminium framed double glazed doors allowing access to the rear garden, wall to ceiling coving, TV input with a feature open multi burning stove with marbled hearth and attractive oak beam, TV points and internal twin doors allows access into;



**Spacious Dining Room** 11'10" x 18'9" (3.6m x 5.72m). With multiple double glazed windows and sliding aluminium glazed doors allowing access to the conservatory, wall to ceiling coving and twin ceiling spotlights.

**Conservatory** 19'8" x 6'7" (6m x 2m). With a hipped and pitched roof, power, surrounding uPVC double glazed windows and double glazed twin doors allowing access to the garden.

**Kitchen** 18'8" x 8'6" (5.7m x 2.6m). With two front twin uPVC double glazed windows and a side hardwood double glazed door allows access to the side of the property. The kitchen enjoys a range of white fronted low level units, drawer units and wall units with handleless pull handles and a patterned working top surface incorporating a one and a half ceramic sink bow unit with block mixer tap and drainer to the side with tiled splash backs, built-in Neff four ring electric hob with further Neff integral oven, overhead extractor fan with downlighting, cushioned flooring, plumbing for a dishwasher, ceiling spotlights and an internal door allows access off to;

**Utility Room** 5'11" x 5'9" (1.8m x 1.75m). With a side double glazed window, matching units to the kitchen with a working top and incorporating a single stainless steel sink unit with drainer to the side and block mixer tap and tiled splash backs, a wall mounted Worcester gas boiler, cushioned flooring, plumbing for a washing, space for a tumble dryer and space for a fridge and built-in storage cupboard with inset shelving.

**First Floor Landing** Enjoys a mid side uPVC double glazed window, loft access and internal doors allowing access off to;

**Master Bedroom 1** 19'8" x 13'8" (6m x 4.17m). Enjoying a dual aspect with two front uPVC double glazed windows and a further rear uPVC double glazed window, storage in the eaves and a bank of fitted wardrobes with mirrored door fronts and a door allows access to;

**En-Suite Shower Room** 6'5" x 5'7" (1.96m x 1.7m). With a three piece suite comprising of a corner spacious shower cubicle with overhead chrome mains shower with inset spotlight with mermaid boarding splash back and glazed screen and door, pedestal wash hand basin with a low flush WC with further tiled walls, cushioned flooring, a wall mounted towel heater in white and extractor fan.



**Front Double Bedroom 2** 13'10" x 9'7" (4.22m x 2.92m). With a dual aspect including a side and front uPVC double glazed window.

**Rear Double Bedroom 3** 11'10" x 9'7" (3.6m x 2.92m). With a rear uPVC double glazed window and a side skylight.

**Rear Double Bedroom 4** 11'10" x 9'7" (3.6m x 2.92m). With a rear uPVC double glazed and a side Velux skylight.

### **Family Bathroom**

10'6" x 8'6" (3.2m x 2.6m). Has a front uPVC double glazed window and a side skylight providing a four piece suite comprising of a panelled bath, a low flush WC, bidet and a pedestal wash hand basin, tiled walls and cushioned flooring.

### **Grounds**

To the rear of the property provides an extremely private elevated mature garden which provides a principally lawned garden with fully planted borders including a variety of mature trees and shrubs, a raised overhead patio seating area. To the lounge area is a fully flagged patio entertaining area with a central water feature and access to the attached double garage and a side secure gate leads through to a further outbuilding. To the front of the property enjoys a generous block paved swinging driveway which provides ample off street parking and leads to the attached double garage and leads further to the side to the added garage area, a principally lawned garden with planted shrubs and a variety of street providing excellent screening and has raised block paved stepping to the front entrance porch with an elevated lawn.

**Double Garage** 18'4" x 5.3 (5.6m x 5.3). With two twin automatic front doors, full power and lighting and a rear window.

**Garage/Outbuilding** 15'5" x 14'10" (4.7m x 4.52m). With full power and manual up and over door.

