





5 Model Farm Lane, Ulceby

£410,000 Freehold

A FINE EXECUTIVE DETACHED FAMILY HOME • HIGHLY DESIRABLE SELECT DEVELOPMENT WITH BEAUTIFUL OPEN COUNTRYSIDE VIEWS • NO UPWARD CHAIN • 4 GENEROUS BEDROOMS • 3 RECEPTION ROOMS & REAR CONSERVATORY • ATTRACTIVE FITTED BREAKFAST KITCHEN & MATCHING UTILITY • MASTER EN-SUITE & MAIN FAMILY BATHROOM • PRIVATE SOUTH FACING GARDEN • FRONT DRIVEWAY & ATTACHED DOUBLE GARAGE • VIEW VIA OUR BARTON OFFICE

paul fox
the family estate agents

Executive four-bedroom detached home in exclusive Ulceby village development. Countryside views, solar panels, double garage, private garden, versatile living spaces. No upward chain.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

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- HIGHLY DESIRABLE SELECT DEVELOPMENT WITH BEAUTIFUL OPEN COUNTRYSIDE VIEWS
- NO UPWARD CHAIN
- 4 GENEROUS BEDROOMS
- 3 RECEPTION ROOMS & REAR CONSERVATORY
- ATTRACTIVE FITTED BREAKFAST KITCHEN & MATCHING UTILITY
- MASTER EN-SUITE & MAIN FAMILY BATHROOM
- PRIVATE SOUTH FACING GARDEN
- FRONT DRIVEWAY & ATTACHED DOUBLE GARAGE
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Central Reception Hallway
7' 3" x 13' 1" (2.20m x 4.00m)
With a front uPVC double glazed entrance door with inset patterned glazing with adjoining twin side lights, LVT flooring, single flight staircase leads to the first floor accommodation with open spell balustrading and matching newel post, a Hive wall mounted electronic thermostatic control for the central heating and doors leads off to;



Main Living Room
13' 1" x 16' 6" (4.00m x 5.04m)
With a front uPVC double glazed window, wall to ceiling coving, TV input and a feature broad open Inglenook fireplace with bricked backing, inset twin double glazed windows with inset patterned glazing and tiled hearth with oak beam and two twin internal hardwood glazed doors allow access through to;



Dining Room
11' 6" x 10' 2" (3.50m x 3.10m)
With wall to ceiling coving, TV input, laminate flooring and sliding double glazed doors allowing access to;

Conservatory
8' 10" x 9' 10" (2.70m x 3.00m)
With a hip and pitched polycarbonate, tiled flooring, dwarf bricked walling, surrounding uPVC double glazed windows and double glazed twin doors allowing access to the patio area.



Kitchen Breakfast Room
10' 2" x 12' 2" (3.10m x 3.70m)
With a rear uPVC double glazed window. The kitchen includes a range of two tone shaker style low level units, drawer units and wall units with decorative aluminium style pull handles with a laminate working top surface incorporating a one and a half stainless steel sink unit with drainer to the side and drainer to the side, a range of integral appliances with a Beko electric oven and matching four ring gas hob and overhead integrated extractor fan with fully tiled splash back, space for a tall American style fridge freezer, integral fridge, LVT flooring and an opening leading through to;



Utility Room
5' 1" x 10' 2" (1.55m x 3.10m)
With a rear uPVC double glazed door with frosted glazing, matching high level and low level units to the kitchen with a single stainless steel sink unit with drainer to the side and block mixer, plumbing for a washing machine and dishwasher and space for an under counter tumble dryer, wall mounted Ideal Classic boiler, continuation of flooring, extractor fan and wall to ceiling coving.





Cloakroom
3' 3" x 8' 8" (1.00m x 2.63m)
With a side uPVC double glazed window with frosted glazing, two piece suite comprising a low flush WC and a wall mounted wash hand basin with tiled splash backs and LVT flooring.

Study
8' 8" x 5' 5" (2.63m x 1.65m)
With a side uPVC double glazed window and LVT flooring.

Sitting Room
8' 6" x 10' 7" (2.60m x 3.23m)
With a front uPVC double glazed window, TV input and oak style laminate flooring.



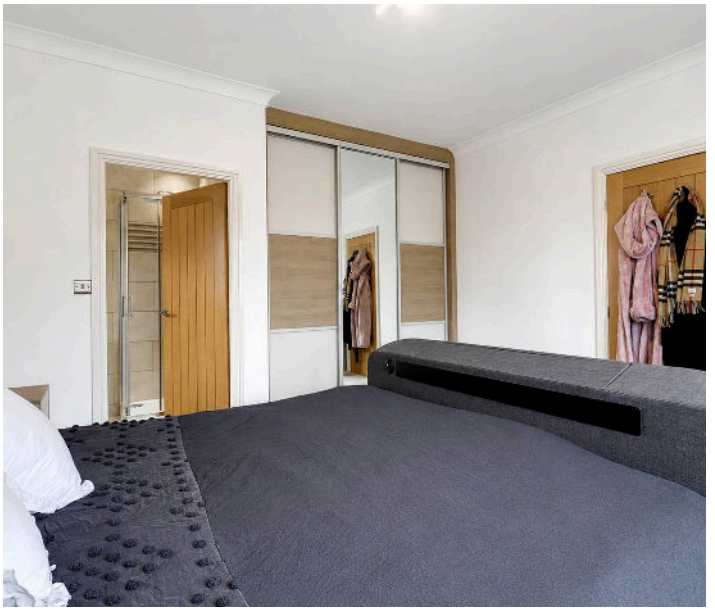
First Floor Landing
Enjoys a front uPVC double glazed window, loft access, a built-in airing cupboard which houses the cylinder tank and oak doors which allow access off to;



Master Bedroom 1
13' 1" x 11' 2" (4.00m x 3.40m)
With a front uPVC double glazed window, wall to ceiling coving, a bank of fitted wardrobes with sliding mirrored door and a door leads through to;



En-Suite Shower Room
5' 8" x 6' 0" (1.73m x 1.84m)
With a side uPVC double glazed window with frosted glazing and a three piece suite comprising a single walk-in shower cubicle with overhead chrome mains shower with sliding twin glazed doors, a low flush WC and a circular vanity wash hand basin with solid wood worktops and twin drawer units beneath with stainless steel handles, tiled flooring and walls, extractor fan, ceiling spotlights and a wall mounted towel heater in white.

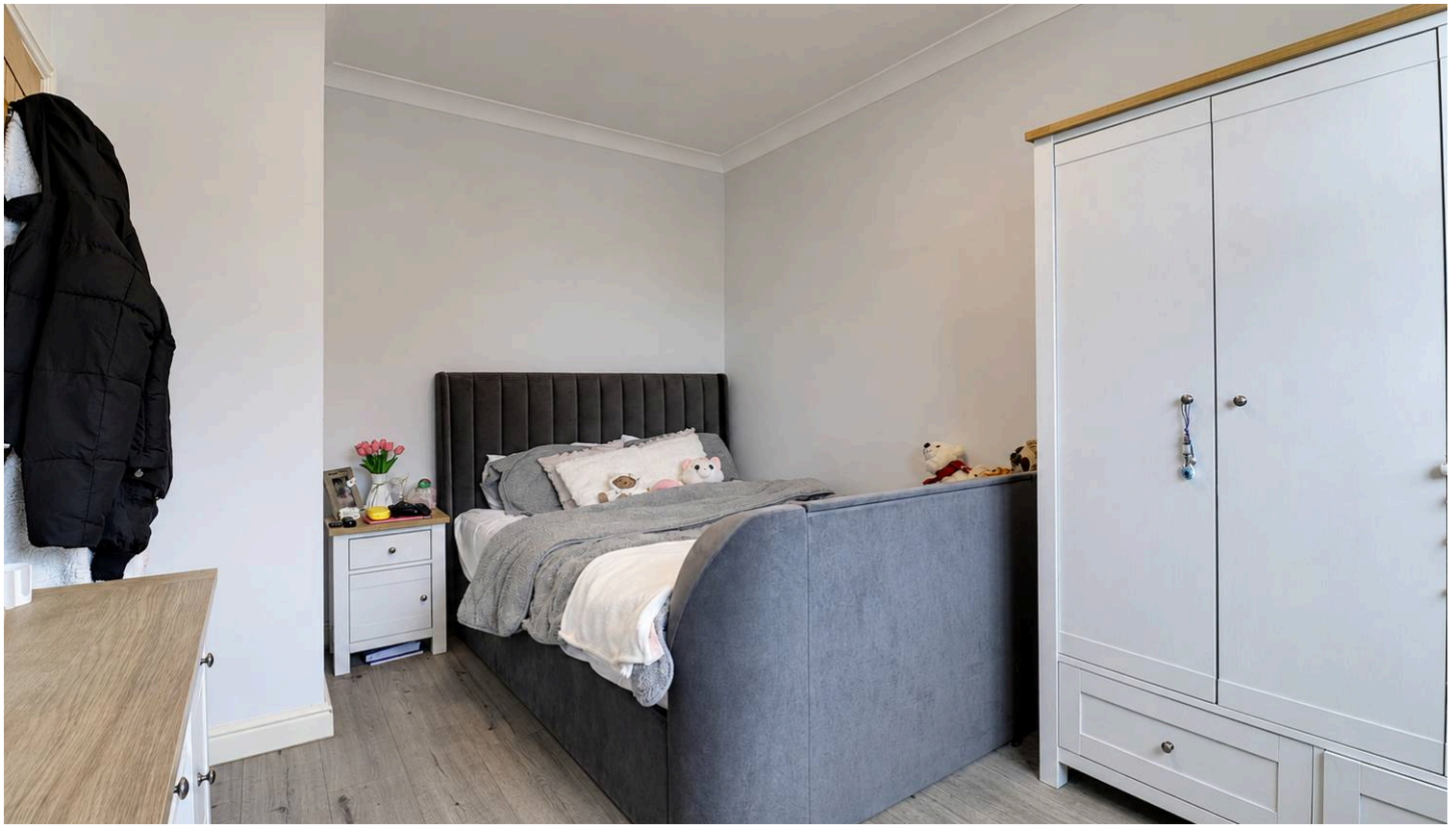


Front Double Bedroom 2
9' 7" x 13' 3" (2.91m x 4.04m)
With a front uPVC double glazed window and laminate flooring.

Rear Double Bedroom 3
10' 8" x 9' 6" (3.24m x 2.90m)
With a rear uPVC double glazed window, wall to ceiling coving, TV input and a bank of fitted pine wardrobes with matching drawers and high level units.



Rear Bedroom 4
9' 7" x 10' 3" (2.93m x 3.13m)
With a rear uPVC double glazed window, laminate flooring and ceiling spotlights.



Main Family Bathroom
8' 10" x 6' 2" (2.70m x 1.87m)
With a rear uPVC with frosted glazing, a three piece suite comprising a p-shaped panelled bath with overhead mains shower in black with separate shower attachment with glazed screen, a low flush WC and a vanity wash hand basin with storage units beneath, a wall mounted towel heater in black, tiled flooring and ceramic tiled walls, wall to ceiling coving and ceiling spotlights.

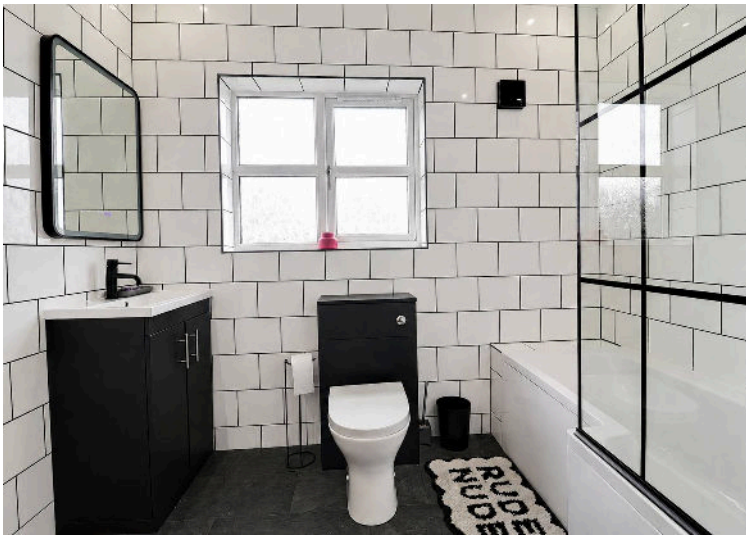


Grounds
To the rear of the property provides an extremely private mature lawned garden with beautiful open countryside field views, providing surrounding flint borders with a variety of planted shrubs, secure fencing and a flagged patio entertaining area leading out from the conservatory and access leads internally to the double garage. Side access leads out to the front of the property with a further well kept lawned garden with perimeter box hedging and a block paved driveway allowing parking multiple vehicles with direct access to the double garage.



Double Garage
18' 5" x 19' 3" (5.62m x 5.88m)
Has two twin doors and full power and lighting.

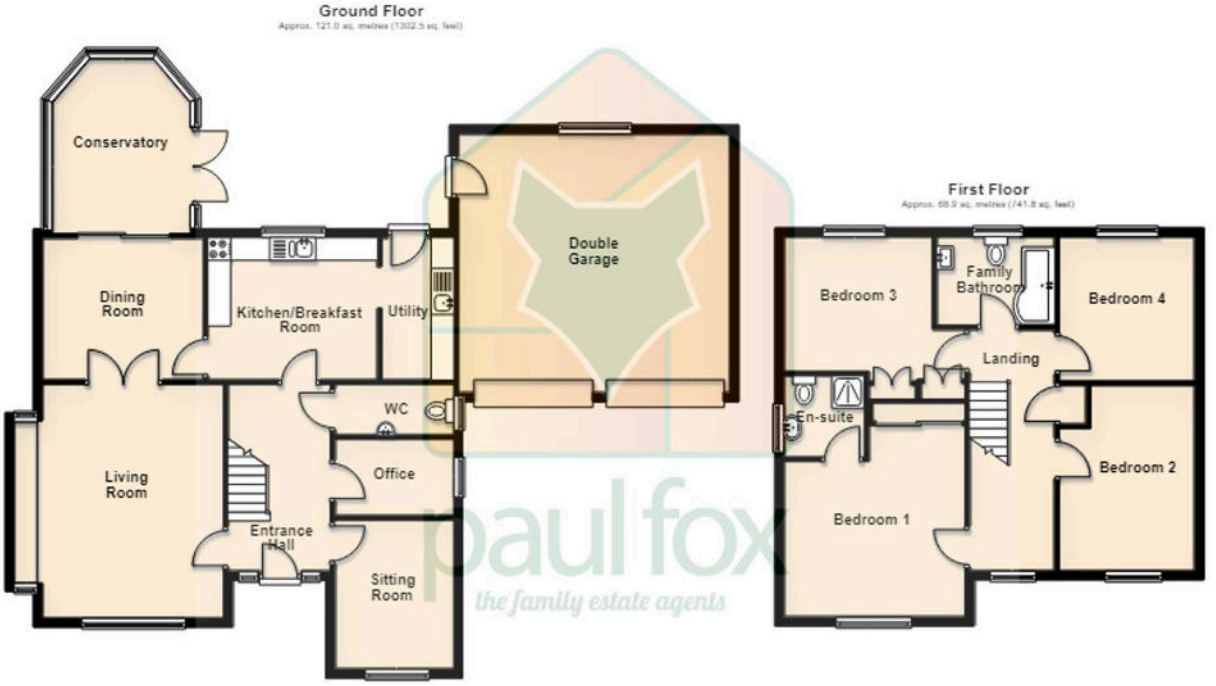



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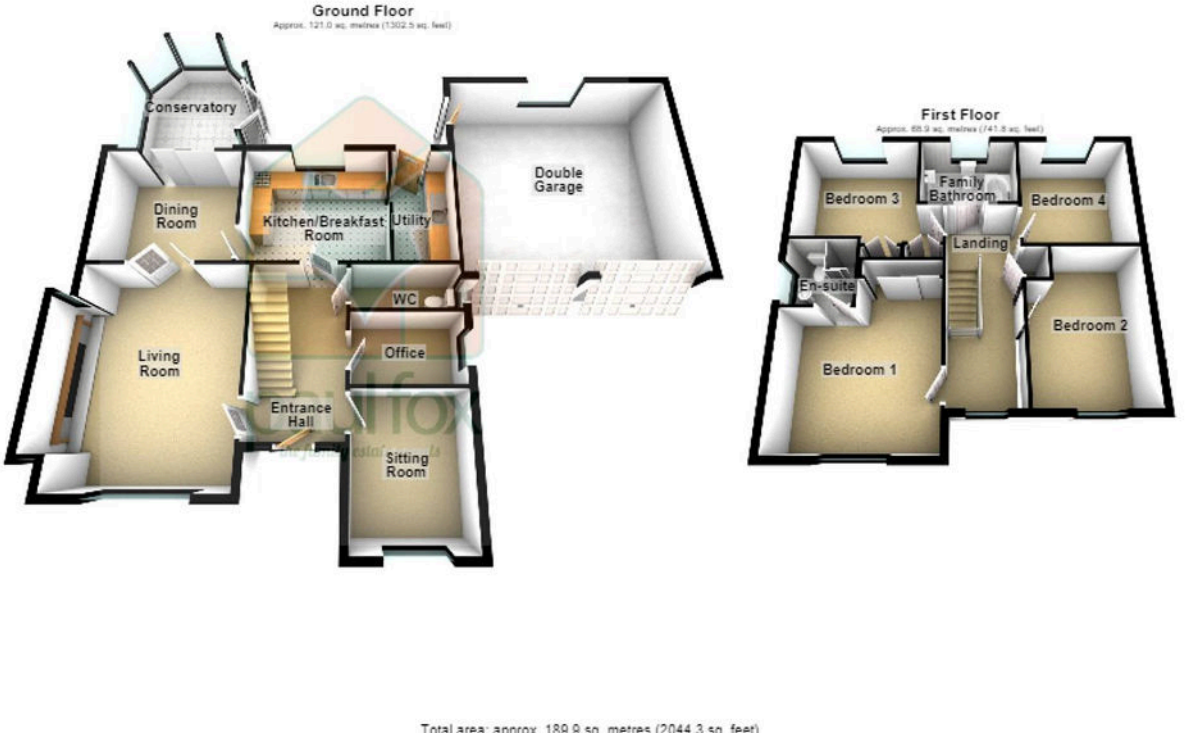








Total area: approx. 189.9 sq. metres (2044.3 sq. feet)



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