The Hill,
Worlaby, Lincolnshire, DN20 0NP

NEWTONFALLOWELL FLAGSHIP

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Worlaby, Lincolnshire, DN20 0NP

£360,000

CHAPTERS DESIGNED FOR LIVING.
Epitomising contemporary design and modern elegance this individual, detached home offers stunningly presented and superbly proportioned 3 bedroom family accommodation within the sort after Woldside village of Worlaby. Designed for maximum privacy the property is centred on the bespoke 32'9 x 27'7 Open Plan Living space with its striking Kitchen area, Dining area and intimate Sitting area with cast iron stove all of which opens to the enclosed crisply landscaped rear garden with open fronted pergola ideal for those relaxing evenings. The evident high quality is obvious in the oak floored Reception Hall, the ground floor Guest Suite and the outstanding family Bathroom whilst the generous Master Bedroom affords a peaceful retreat. Those inevitable guests are well catered for by the extensive parking and the integral Garage.
CHAPTERS - WHERE YOUR FAMILY HISTORY BEGINS.
NO UPWARD CHAIN

RECEPTION HALL

26'8" x 7'6" (8.13m x 2.29m)

Twin Irish oak composite doors with decorative arched and leaded glazed insets open to a welcoming, broad Hallway with oak strip flooring, coving, spot lighting and striking contemporary oak framed stair with glazed balustrade panels and Study area under.

CLOAKROOM

7'9" x 7'1" (2.38m x 2.16m)

Appointed with a modern suite in white to include vanity wash hand basin with waterfall tap set in high gloss granite effect top with contrasting cupboards under , wc with concealed cistern, fitted Linen Store with tumble drier space and heating cylinder, contrasting granite style tiling to one wall and to the floor, inset spot lighting and extractor.

OPEN PLAN LIVING SPACE

32'8" max x 27'6" max (9.97m max x 8.40m max)

A stunning, dual aspect, contemporary Family room comprising of distinct Dining, Sitting and Kitchen areas linked by a muted palette of design and connecting the enclosed rear gardens to the home to form a single space ideal for easy relaxation and informal socialising. The Kitchen area is well appointed with a bespoke, hand built range of Shaker style units in white with complementary patterned quartz worktops and splashbacks with inset 1 1/2 bowl sink with chrome mixer tap and etched drainer with integrated dishwasher and units under, a further 4 base units together with larder stores forming a housing for an American style refrigerator and range cooker space with broad extractor canopy over. A contrasting, modern grey central island with 7 storeage units under forms both a Breakfast bar and a divide to the Sitting area which is centred on the rustic brick fireplace with deep oak mantel beam, flagged hearth and inset cast iron multi fuel stove. The whole area is further united by coving, ceiling spot lighting, Karndean flooring and there are both tv aerial and telephone points.

UTILITY

A most practical space extensively appointed with a range of units and work surfaces similar to the Kitchen with ceramic sink unit, larder stores, space and plumbing for an automatic washing machine, freezer space, concealed gas fired combination boiler, Karndean slate effect flooring, double glazed window and rear composite entrance door.

GUEST SUITE

BEDROOM

15'10" x 14'2" max (4.83m x 4.34m max)

A generously proportioned forward facing room with double glazed window, coving, tv aerial point, spot lighting and door to

EN-SUITE

8'1" x 5'9" (2.48m x 1.76m)

A luxuriously indulgent space with quality suite in white to include vanity basin with waterfall tap and cupboard under, wc with concealed cister, walk-in wet room area with fixed glazed panel, floor drain, rain water head and hand held attachment, natural marble effect tiling to full height and to the floor, chrome towel radiator, double glazed window, extractor fan and spot lighting.

LANDING

With oak framed glass balustrade panel, laddered access to the fully boarded roof space, coving and spot lighting.

MASTER BEDROOM

19'3" x 16'3" (5.88m x 4.96m)

A sophisticated, triple aspect adult retreat with twin double glazed windows to the rear and velux style windows to 2 aspects, vaulted ceiling with inset spot lighting, bespoke tv cabinet with mirrored doors , 2 radiators in decorative grilles and door to

DRESSING AREA

22'10" x 4'3" min widening to 9'6" (6.98m x 1.32m min widening to 2.9m)

With Velux style roof light, part vaulted ceiling and spot lighting.

BEDROOM 3

13'6" x 11'7" (4.13m x 3.54m)

An additional forward facing double room with double glazed window, part vaulted ceiling, vertical radiator, tv aerial point and spot lighting.

BATHROOM

10'0" x 8'7" (3.06m x 2.62m)

A striking example of contemporary design with free standing double ended bath with chrome mixer and hand held shower attachment, vanity wash hand basin with waterfall tap and high gloss fronted units under, wc with concealed cistern, walk-in glazed and tiled shower enclosure with fixed panel, rain water head and hand held attachment, chrome towel radiator, spot lighting, extractor fan, slate effect tiling to full height and to the floor, part sloping ceiling.

OUTSIDE

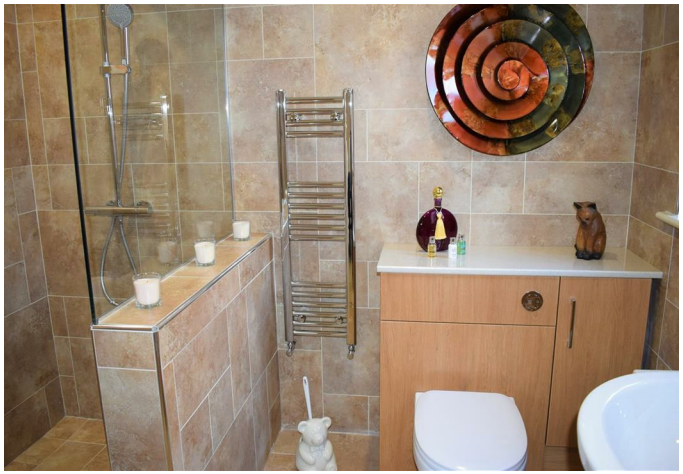
Chapters is discreetly situated beyond brick walls and twin timber gates open to a curving block paved Reception drive which leads to the integral GARAGE (5.07m x 2.86m) (16'7 x 9'4) with electrically operated up and over door, electric light and power and integral door to the Reception Hall. The remainder of the front provides additional gravel topped guest parking or space for a motor home. The enclosed rear gardens have been purposely designed for both ease of maintainence and relaxed socialising and an open fronted raised seating area with glazed roof, concealed lighting and electric power overlooks a curving Indian slate terrace and the neat lawn area is clearly defined by block edging and gravel topped borders.The boundaries are marked by both high brick walling and slate effect fencing. A brick built garden store completes the property.

SERVICES

The property benefits from a gas fired central heating system with radiators to the first floor and underfloor heating to the ground floor.

NOTE

The current owners acquired the property as an unfinished shell in 2018. They have redesigned and finished throughout under RICS survey supervision and the remainder of the 10 year structural warranty remains in place.



TENURE STATUS

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

IMPORTANT NOTE TO PURCHASERS

We endeavour to ensure that our sales particulars are accurate and reliable, however, they do not constitute or form part of an offer nor any contract and none is to be relied upon as statements of representation or fact. Any system, services or appliances listed in these particulars have not been tested by ourselves and no guarantee or warranty as to their fitness for purpose or efficiency is either given or implied. All measurements are for guidance only and should be verified by the purchaser to their own satisfaction. Only those fixtures and fittings specifically mentioned in the sales particulars are included. Other items may be purchased by separate agreement with the Vendors.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

CONVEYANCING

It is advisable to use the services of a solicitor or conveyancer to assist with your transaction and although you are free to use an alternative provider Newton Fallowell Brigg offer access to a range of competitive conveyancing services including Mason Baggott and Garten. Please be aware that we may receive a referral fee of upto £300 if you decide to use one of the solicitors we have referred you to.

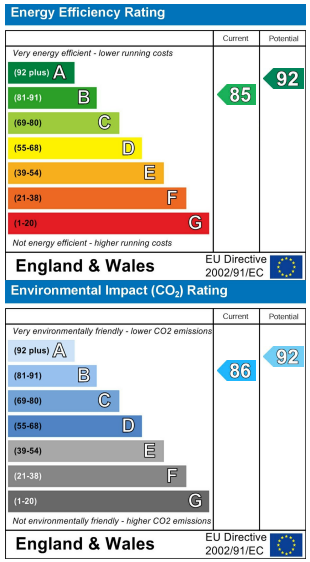
MORTGAGE ADVICE

Correct budgeting is crucial before committing to purchase. You are free to arrange your own advice but we can refer you to the Mortgage Advice Bureau for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of upto £300 if you ultimately choose to arrange a mortgage through them

VALUATION

Ensure you are getting the best advice on the marketing of your home by calling Newton Fallowell Brigg 01652 783030 for a free market appraisal.

BEER



NEWTON FALLOWELL
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Total area: approx. 204.7 sq. metres (2203.8 sq. feet)