



## 0.5 Acre - The Elms, Kettleby Lane

| Wrawby, Brigg | DN20 8SX

£475,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,  
Agricultural & Fine Art Auctioneers.

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Situated on the South Eastern edge of the Sought After Village of Wrawby and within Walking Distance of Village Amenities, this Individually Built Three/Four Bedroom Detached Residence has been Thoughtfully Developed to Create a Beautiful Country Home with the capacity to meet the needs of a range of buyers.

This property is defined by its Sense of Space, from the Generous 0.5 acre Plot offering Uninterrupted Countryside Views and Parking for Several Vehicles, to its Spacious Rooms and Range of Outbuildings.

This Sense of Space is reinforced by the Large Welcoming Entrance Hall which leads to the Two Large Reception Rooms and Classic Dining Kitchen. This property also benefits from a Solid Wood Conservatory (11'7 x 16'8) to the rear, giving access to the Private Gardens and the Impressive Outbuildings. The dual aspect Living Room (23'11 x 12'10) benefits from Great Views and Natural Light and the large farmhouse style fireplace with inset feature fire reiterates this property's contemporary Country Theme. The inclusion of an Additional Sitting Room ( 16'0 x 14'4 plus 8'2 x 5'11) gives this Flexible Home the Capacity to Accommodate Multi-Generational Family Living. The Generous First Floor Bedrooms are served by Spacious Family Bathroom with twin sinks, freestanding roll-top bath and corner shower and all offer Unrivalled Views of the Lincolnshire Countryside. The addition of a brick built Detached Double Garage and Modern Multi Vehicle Workshop contained within a Large Landscaped Garden, presents a property that has the potential to accommodate the current and future needs of its owners.

- Grounds of Around 0.5 Acres
- Designed as a Four Bedroom Home
- Potential for Multi Generational Living
- Second Sitting or Dining Room
- Large Sun Room
- Stunning Lincolnshire Views
- Workshop
- Large Living Room (23'11 x 12'10)
- Farmhouse Style Kitchen/Breakfast
- Garaging for Six Cars

## Reception Hall

8'8 x 10'8 plus 12'7 x 5'9 (2.64m x 3.25m plus 3.84m x 1.75m)

An integral brick pillared entrance porch with part leaded and stained glass double glazed UPVC door and Georgian style windows opens into the large entrance Hall with solid wood flooring, radiator and spindle balustraded staircase leading to the first floor.





### Cloakroom

5'5 x 3'3 (1.65m x 0.99m)

Fully tiled walls and floor with a white suite including a wash hand basin, storage cupboard, close coupled W.C and frosted glass window. Access to loft.

### Living Room

23'10 x 12'10 (7.26m x 3.91m)

A beautifully lit dual aspect reception room with uPVC double glazed bay window to the front and uPVC double glazed window to the rear. The scale of this room is complemented by a large farmhouse style fire surround with oak lintel, tiled hearth, Welsh slate backplate and inset feature fire. The room has a fitted carpet, ceiling coving, twin ceiling lights, two radiators, power sockets, broadband socket and tv aerial point.

### 'L' Shaped Sitting/Dining Room

16'0 x 14'4 plus 8'2 x 5'11 (4.88m x 4.37m plus 2.49m x 1.80m)

Ideal for intergenerational living or family celebrations this bay fronted reception room leads off from the entrance Hall and includes fitted carpet, Portuguese limestone fire surround and tiled hearth with polished granite back plate and inset feature fire, radiator, ceiling and wall lights, power sockets, telephone socket and TV aerial point.



### Utility/Laundry Room

3'6 x 10'9 (1.07m x 3.28m)

Fully tiled floor and fitted with shaker style larder storage cupboard units to match the kitchen. Includes radiator, power sockets, water supply and waste water drainage outlet for washing machine and tumble dryer.



### Farmhouse Style Kitchen/Breakfast Room

10'10 x 16'10 (3.30m x 5.13m)

With fully fitted units in classic shaker style with walnut style worktops and integrated appliances, this contemporary take on a country kitchen has been recently installed and is complemented by fully tiled floor in an elegant herringbone pattern. The large window offering views of the garden and the flush led ceiling lights make this a well lit and spacious kitchen, while the under unit and pendant lighting create an intimate and informal dining space. With radiator, power sockets usb charging points, electric oven with induction hob and extractor fan, the large larder style storage cupboards also discreetly accommodate the fridge freezer, dishwasher, consumer unit and oil fed boiler. The uPVC double glazed part led door leads into the conservatory which provides natural light and views of the garden.







### Conservatory/Sun Room

11'7 x 16'8 (3.53m x 5.08m)

Solid wood conservatory, fully tiled throughout in a striking herringbone pattern to match the kitchen and Utility / Laundry room, this is a versatile space with the capacity to function as an additional reception room or dining area. With radiator, power sockets and French doors leading out into the lawned and landscaped rear garden and giving access to the patio areas and a range of outbuildings.

### Galleried Landing

A traditional Landing with ornate plaster corning, spindle balustrade rail, power socket, uPVC double glazed window to the front and giving access to the airing cupboard and hot water storage tank.

### Bedroom One (Incorporating Bedroom Four)

9'6 x 9'4 plus 6'1 x 7'4 plus wardrobes (2.90m x 2.84m plus 1.85m x 2.24m plus wardrobes)

Formerly Bedrooms Three and Four, this rear facing room has been converted into One Spacious Bedroom with Dressing Room Area. having a built-in double wardrobe. Rear facing double room with built in dressing area incorporating storage cupboards and giving access to the loft area. Includes, laminate flooring, two uPVC double glazed windows, two radiators, twin ceiling lights, coving and power sockets.



### Bedroom Two

11'5 x 12'11 (3.48m x 3.94m)

A generous front facing double room with fitted carpet uPVC double glazed window, cornicing, radiator and power sockets.



### Bedroom Three

11'5 x 10'5 (3.48m x 3.18m)

A further front facing double room with laminate flooring, uPVC double glazed window, dado rail, cornicing, radiator and power sockets.

### Bathroom

9'5 x 10'5 max (2.87m x 3.18m max)

Fully tiled with feature laminate flooring and incorporating a white suite including twin hand basins, low flush w.c. freestanding roll top bath, corner shower cubicle, glazed and tiled with power shower attachment, extractor fan, heated towel rail radiator and uPVC double glazed window with far reaching views.



## Front Garden

Standing well back from a quiet country lane in a desirable village location, the property sits within a wrap-around plot of approximately 0.5 of an acre of landscaped gardens. Approached via twin timber estate gates down a sweeping split gravel drive, this imposing individually built home is fronted by a large lawned garden, mature trees and established shrub borders.

## Double Garage

17'11 x 18'7 (5.46m x 5.66m)

Two-Door Double Garage with twin up and over doors, double glazed UPVC windows to the side and rear giving views of the garden and open countryside beyond. Inside are fitted cupboards, work bench, power sockets and lighting. Mezzanine area offering additional storage.

## Workshop/Quadruple Garage

39'1 x 20'5 (11.91m x 6.22m)

Remote controlled, double width roller-shutter door, double glazed UPVC windows to side, giving views of the rear garden and is insulated and boarded throughout with power sockets and lighting. It has a ceiling height of 8'0 and a door height of 6'11

## Rear Garden

The rear of the property and outbuildings are enclosed by solid wooden gates offering security and privacy as well as multiple points of access to a large landscaped garden which is laid mainly to lawn, with raised patio areas for entertaining and gravelled, low maintenance borders containing mature trees.

## Additional Information

Tenure: Freehold

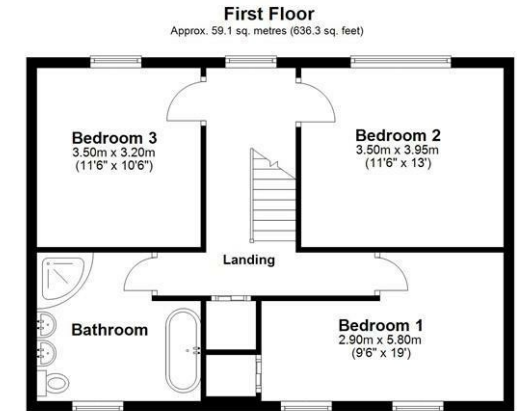
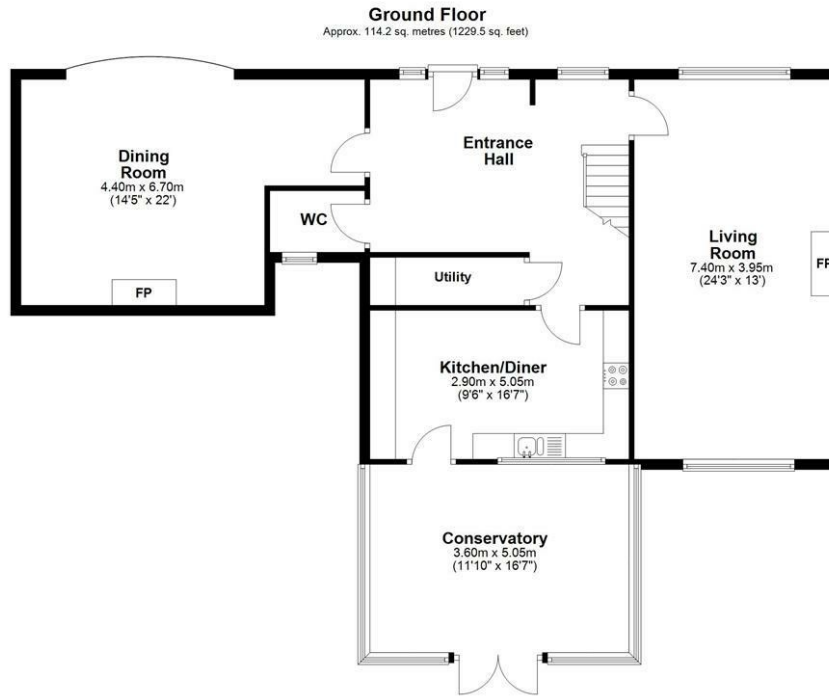
Council Tax Band: E - West Lindsey

EPC Rating: E

Services: Mains Water and Drainage, Mains Electric and Oil Fired Central Heating.

Agents Note: The home was designed as Four Bedroom House, however, the current layout is Three Bedrooms (one incorporating a Dressing Room) - This could easily be converted back.





Total area: approx. 173.3 sq. metres (1865.8 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>54</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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Agents Note:  
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.