



**39 Bakersfield,
Wrawby, North
Lincolnshire, DN20 8SZ**
Asking Price: £415,000

A superb opportunity for the discerning family buyer or professional couple to purchase a high quality modern detached house positioned at the head of the development. The well appointed, deceptively spacious and versatile accommodation comprises,



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

Hall 15'4" x 8'2" (4.67m x 2.5m). With a front hardwood panelled and glazed entrance door with adjoining leaded side lights, feature karndean flooring, wall to ceiling coving, inset ceiling spotlights, wall mounted thermostat for the central heating, straight flight staircase leads to the first floor with bespoke build open glazed balustrading, under stairs and pull out storage and built in cloaks cupboard.



Study/Snug 7'10" x 9'1" (2.4m x 2.77m). With side uPVC double glazed and leaded windows, TV point and wall to ceiling coving.

Impressive Breakfasting Kitchen 11'6" x 12'8" (3.5m x 3.86m). Benefitting from a dual aspect with rear and side uPVC double glazed windows. The kitchen enjoys an extensive range of contemporary handleless gloss finished furniture enjoying integral appliances, worktop with matching uprising incorporating an inset one and a half bowl stainless steel sink unit with etched drainer to the side and chrome block mixer tap, space for a range cooker with overhead broad canopied extractor, projecting breakfast bar, continuation of karndean flooring from the entrance hallway, wall to ceiling coving, inset ceiling spotlights, TV point and door through to;



Utility Room 5'10" x 5'10" (1.78m x 1.78m). With side uPVC double glazed window, composite entrance door with frosted glazing enjoying matching furniture to the kitchen with a patterned worktop incorporating a single stainless steel sink unit with drainer to the side and block mixer tap, space and plumbing for appliances, continuation of karndean flooring, wall to ceiling coving, ceiling spotlights and door to;



Cloakroom 3'3" x 5'10" (1m x 1.78m). With a side uPVC double glazed window with pattern glazing providing a quality suite comprising a close coupled low flush WC with granite top and matching sill, broad vanity wash hand basin with tiled backing, fitted towel rail, karndean flooring and inset ceiling spotlights.

Dining Room 11'5" x 9'8" (3.48m x 2.95m). With projecting front uPVC double glazed and leaded window, feature herring bone flooring and wall to ceiling coving.



Large Rear Living Room 21'6" x 12'8" (6.55m x 3.86m). With rear uPVC double glazed window, matching French doors with adjoining side lights allow access to the garden, central fitted gas fire with stone surround and projecting mantle, TV point and wall to ceiling coving.

First Floor Central Galleried Landing 15'11" x 7' (4.85m x 2.13m). With a front uPVC double glazed and leaded window with fitted shutters, continuation of bespoke fitted open glazed balustrading, karndean flooring, wall to ceiling coving, inset ceiling spotlights, loft access, built in airing cupboard with shelving.

Master Bedroom 1 14'1" x 11'9" (4.3m x 3.58m). Enjoying a dual aspect with front and side uPVC double glazed and leaded window, fully fitted bank of quality fitted wardrobes to one wall finished in a royal blue with mirrored fronts, part panelling to walls, TV point, wall to ceiling coving and door through to;

Bedroom 1 En-suite 5'6" x 6'11" (1.68m x 2.1m). With a side uPVC double glazed window with pattern glazing and fitted shutter, suite in white comprising a close coupled low flush WC, broad wall mounted wash hand basin with marble style backing, corner shower cubicle with mermaid boarding to walls and glazed screen, overhead mains shower, stylish radiator with surrounding chrome towel rail, feature tiled effect flooring, inset ceiling spotlights and extractor.

Bedroom 2 12'7" x 12'8" (3.84m x 3.86m). With a rear uPVC double glazed window, TV point and wall to ceiling coving.

Bedroom 3 11'4" x 12'9" (3.45m x 3.89m). With a rear uPVC double glazed window, TV point and wall to ceiling coving.

Bedroom 4 11'4" x 9'8" (3.45m x 2.95m). With a front uPVC double glazed window, bespoke fitted display shelving to one wall, wall to ceiling coving and ceiling spotlights.



Bathroom 8'8" x 8'11" (2.64m x 2.72m). With a rear uPVC double glazed window with pattern glazing providing a quality and extensive suite in white comprising a close coupled low flush WC with bank of fitted storage cabinets with chrome pull handles and above slate style top featuring a broad wash hand basin, double ended bath with central chrome mixer tap, tiled surround, downlighting and a separate shower cubicle with pull out glazed screen and mains shower, tiled flooring, part tiling to walls, wall to ceiling coving and inset LED spotlights.



Grounds – The property is positioned at the head of the development with the front having an extensive block laid driveway providing excellent parking for a number of vehicles enjoying direct access to the double garage and having room at the side for a caravan or motorhome if required. Access is available down the side and leads to a private enclosed rear garden with fenced boundaries having a central shaped lawn with manageable borders enjoying a flagged and decked raised seating area with outside power supply for a hot tub if required and with surrounding drop lighting.



Double Garage 17'5" x 16'9" (5.3m x 5.1m). The property has a detached double garage with up and over double front door, side personal door, internal power and lighting and a pitched roof providing storage.

