



## 30 Top Road, Worlaby, Lincolnshire, DN20 0NJ

Asking Price: £357,500

### Accommodation Summary:

- A STUNNING DORMER STYLE DETACHED BUNGALOW
- DECEPTIVELY LARGE & VERSATILE ACCOMMODATION
- 3 RECEPTION ROOMS
- ATTRACTIVE FITTED KITCHEN & UTILITY ROOM
- 4 DOUBLE BEDROOMS WITH A MASTER EN-SUITE
- MODERN FAMILY BATHROOM
- LARGE DRIVEWAY WITH A DETACHED GARAGE
- PRIVATE ENCLOSED REAR GARDEN
- VIEWING IS ESSENTIAL TO FULLY APPRECIATE



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

### **Description:**

A deceptively spacious and recently extended dormer style detached bungalow offering beautifully presented accommodation that provides excellent versatility with an internal viewing essential to fully appreciate. The accommodation comprises, front entrance porch, inner reception hallway, fine front living room, formal dining room, a most attractive fitted breakfasting kitchen with a matching utility room, pleasant rear garden room with bi-folding doors to the garden, 2 large ground floor double bedrooms with a master en-suite shower room and a main family bathroom. The first floor has a central landing leading to 2 further double bedrooms. The front and side provides extensive parking for numerous vehicles with direct access to the garage. The private rear garden comes principally lawned with planted borders and a number of entertaining areas. The detached garage benefits from an adjoining workshop.



### **ENTRANCE PORCH**

With front inward opening uPVC double glazed French doors with adjoining side light, tiled flooring and an internal hardwood door with hammered effect glazing with adjoining side light that leads through to;

### **CENTRAL RECEPTION HALLWAY**

6'2" x 21'4" (1.88m x 6.5m). Enjoying attractive wooden laminate flooring, staircase allowing access to the first floor accommodation with open spell balustrading, matching newel post with understairs storage, dado railing and wall to ceiling coving.



### **FINE FRONT LIVING ROOM**

12'6" x 14'11" (3.8m x 4.55m). With a front uPVC double glazed window, attractive cast iron fireplace with slate tiled hearth and wooden surround and projecting mantel, dado railing and wall to ceiling coving.

### **FINE FRONT LIVING ROOM**

12'6" x 8'8" (3.8m x 2.64m). With side uPVC double glazed window, wall to ceiling coving, two double wall light points, attractive newly laid herringbone style cushioned flooring and broad opening leads through to;



### **ATTRACTIVE FITTED BREAKFASTING KITCHEN**

17'7" x 9'9" (5.36m x 2.97m). With a side uPVC double glazed entrance door that leads to the driveway and broad rear uPVC double glazed window enjoying views across the garden. The kitchen enjoys an extensive range of matching shaker style low level units, drawer units and wall units with brushed aluminium style pull handles and with a number of wall units having frosted glazed fronts, enjoying a complementary patterned worktop with tiled splash back that incorporates a one and a half bowl ceramic sink unit with drainer to the side and block mixer tap with shower head, built-in four ring electric induction hob with overhead canopied extractor with downlighting, eye level oven, continuation of matching cushioned flooring from the formal dining room, fitted chrome towel rail, wall to ceiling coving, inset ceiling spotlights, TV point and doors through to;





### UTILITY ROOM

7'7" x 5'9" (2.3m x 1.75m). With a rear uPVC double glazed window, matching furniture to the kitchen with plumbing and space for appliances, concealed wall mounted Ideal gas fired central heating boiler and internal glazed door leading through to;

### GARDEN ROOM

11'10" x 12'6" (3.6m x 3.8m). Enjoying a multi aspect with side uPVC double glazed windows, three paned bi-folding doors allowing access to the garden, feature ceiling lantern and a corner fitted cast iron multi fuel stove on a glazed hearth with tiled splash back, feature wooden flooring, TV point and two single wall light points.

### MAIN MASTER BEDROOM 1

12'4" x 19'5" (3.76m x 5.92m). Enjoying a dual aspect with side uPVC double glazed window, an internal uPVC double glazed window that enjoys views through the garden room and into the garden, wall to ceiling coving, TV point and doors through to;

### EN-SUITE SHOWER ROOM

3'3" x 10'10" (1m x 3.3m). Enjoys a rear uPVC double glazed window with patterned glazing and a modern suite in white comprising a low flush WC. vanity wash hand basin with tiled splash back and a corner shower cubicle with overhead electric shower and glazed screen, cushioned flooring, fitted towel rail and wall to ceiling coving.

### FRONT DOUBLE BEDROOM 2

12'6" x 9'11" (3.8m x 3.02m). With a front uPVC double glazed window and wall to ceiling coving.

### STYLISH FAMILY BATHROOM

5'9" x 9'5" (1.75m x 2.87m). Providing a four piece quality suite in white comprising a close couple low flush WC with adjoining vanity wash hand basin and matching his and hers panelled spa bath, walk-in spa shower cubicle with multi-jet function and glazed screen, tiled effect cushioned flooring, fully tiled walls with fitted chrome towel rail, inset LED spotlights and extractor.

### FIRST FLOOR LANDING

6'6" x 11'11" (1.98m x 3.63m). With a rear double glazed Velux roof light, eaves storage, continuation of open spell balustrading and doors to;

### REAR DOUBLE BEDROOM 3

11'10" x 11'11" (3.6m x 3.63m). With a rear uPVC double glazed Velux roof light.

### REAR DOUBLE BEDROOM 4

12'4" x 11'11" (3.76m x 3.63m). With a rear Velux double glazed roof light.



## GROUNDS

The property enjoys a large mature plot with the front having flagged steps to the front entrance door with adjoining planted borders and with an external power point ideal for a caravan or motorhome. The front driveway has been tarmac laid to allow parking for an excellent number of vehicles with continuation of driveway to the side leading to detached tandem garaging. The rear garden is fully enclosed and has an excellent degree of privacy and initially provides large Indian slate flagged seating areas on two levels which enjoys a brick built barbeque and matching raised flowerbeds and with access through to a generous lawned garden, raised planted hedge shrub borders and with the Indian slate flag work continuing to allow access to a rear seating area. At the rear of the garden there is a decked seating area with pergola and canopy over and houses a timber store shed and summer house.

## OUTBUILDINGS

The property benefits from a brick built extending garage measuring 2.9m x 5.25m (9' 6" x 17' 3") that provides a workshop area measuring 2.82m x 3.52m (9' 3" x 11' 7") with entry via an electric front door, side personal door leads to the garden, internal power and lighting.

## DOUBLE GLAZING

The property benefits from full uPVC double glazed windows and doors with the exception of the rear Velux roof lights being timber framed.

## CENTRAL HEATING

There is a modern gas fired central heating system to radiators.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	