



1 Prospect Farm Lane

ALKBOROUGH, SCUNTHORPE, NORTH LINCOLNSHIRE, DN15 9LD



paul fox
FINEST



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An exciting and rare opportunity for the discerning family buyer or professional couple to purchase a substantial brick and stone built detached home of a distinctive and most attractive design having been crafted from the finest materials and finished to the highest of standards. The expansive accommodation provides excellent versatility arranged over 3 floors being of a traditional lay out yet blending modern living with points of difference that can only be appreciated with an internal inspection.

The ground floor is entered via a central reception hallway, front facing study, rear living room with a feature fireplace, large L-shaped living/dining kitchen with quality furniture and open access to a rear sun room, useful utility and cloakroom.

The first floor has a central landing leading to a main family bathroom, 4 bedrooms with a en-suite shower room to the second bedroom. The master suite is found to the rear having a projecting balcony that allows stunning panoramic views over the river, complete with a designated dressing area that leads to an en-suite bathroom.

The second floor provides 2 further double bedrooms, family shower room and a unique viewing room with further views across Alkborough flats.

Landscaped gardens are found to the front and rear with a large flagged seating area creating a perfect place to entertain. Ample parking is available to the front with direct access to a detached garage and framed car port.

Viewing of this individual home comes with the agents highest of recommendations.

View via our Finest department within our Brigg Branch.



Fine Central Reception Hallway

Measures approx. 3.52m x 4.6m (11.5 x 15.09). Handsome front composite double glazed entrance door with inset frosted glazing with matching side and top lights, feature staircase allowing access to the first floor accommodation with glazed balustrading, oak hand rail and matching newel post, LED inset lighting, feature herring bone designed karndeian flooring with underfloor heating and wall mounted programmer, useful under stairs storage cupboard with heated manifold underfloor heating.

Front Study

Measures approx. 3.93m x 2.87m (12.89 x 9.41). Broad front uPVC double glazed bay window, continuation of feature herring bone designed karndeian flooring with underfloor heating, wall mounted programmer.

Feature Living Room

Measures approx. 4.65m x 6.35m (15.25 x 20.08). Benefitting from a dual aspect with side uPVC double glazed window and rear sliding doors allowing access to the garden terrace, feature inset log burning cast iron stove within a herringbone style tiled chamber, flagged hearth and wooden mantle, under floor heating with wall mounted programmer





Large Open Plan Living/Dining Kitchen with Family Room area

Measures approx. 6.45m maximum x 9.36m maximum (21.16 x 30.7). Enjoying continuation of herring bone designed karndeian flooring with under floor heating and wall programmer, dual aspect with front projecting uPVC double glazed bay window, rear uPVC double glazed window enjoying views across the garden and broad opening to the rear sun room. The kitchen enjoys quality fitted furniture of a shaker design with chrome pull handles, high quality quartz worktop with shaped edging and LED downlights, featuring matching splash backs and housing an inset double sink unit with block mixer tap, central breakfasting island with inset Neff hob, eye level double oven with warming drawers.

Rear Sun Room

Measures approx. 4.15m x 3.38m (13.61 x 11.08). Enjoying side uPVC double glazed windows, rear sliding doors lead to the garden and enjoy excellent views, continuation of herring bone designed karndeian flooring with underfloor heating and wall mounted programmer and inset LED spotlights.



Utility Room

Measures approx. 2.12m x 3.13m (6.95 x 10.16). Rear composite double glazed entrance door, side uPVC double glazed window and matching furniture to the kitchen with inset sink unit and block mixer tap, space and plumbing for appliances, attractive wooden style karndeian flooring with underfloor heating and wall mounted programmer and door through to;



Cloakroom

Enjoys a side uPVC double glazed window with pattern glazing and a two piece suite in white comprising a low flush WC, vanity wash hand basin with storage beneath, continuation of matching floor to the utility with underfloor heating, built in airing cupboard with cylinder tank.

First Floor Landing

Enjoys a front uPVC double glazed window, a return staircase leads to the second floor with continuation of glazed balustrading and oak surround, wall mounted thermostat, large airing cupboard housing the cylinder tank and doors off to;



Master Bedroom 1

Measures approx. 6.86m x 3.92m (22.5 x 12.8). Having side uPVC double glazed windows, rear uPVC double glazed sliding doors allowing access to a pleasant balcony with stunning open views, inset ceiling spotlights and open access to;

Large Dressing Area

Measures approx. 5.16m x 2.21m (16.9 x 7.25). Rear uPVC double glazed window and door through to;

En-Suite Bathroom

Measures approx. 2.31m x 3.48m (7.57 x 11.41). Rear uPVC double glazed window with pattern glazing and a quality suite in white comprising a close coupled low flush WC, double ended panelled bath with central chrome mixer tap, wall mounted vanity wash hand basin with storage beneath and a walk in shower with glazed screen, overhead mains shower, tiled flooring with tiling to walls with chrome edging, chrome towel rail and inset LED spotlights.

Double Bedroom 2

Measures approx. 4.36m maximum x 3.52m maximum (14.30 x 11.54). Front uPVC double glazed window and door to;

En-Suite Shower Room

Measures approx. 2.55m x 2.11m plus recess (8.36 x 6.92). Front uPVC double glazed window with pattern glazing and a quality suite in white comprising of a low flush WC, wall mounted vanity wash hand basin with drawer units beneath, walk in shower cubicle with glazed screen, overhead mains shower, tiled flooring, tiling to walls with chrome edging, matching chrome towel rail and inset ceiling spotlights.

Rear Double Bedroom 3

Measures approx. 4.34m x 3.56m (14.23 x 11.67). Rear uPVC double glazed window.



Double Bedroom 4

Measures approx. 3.25m x 3.9m (10.66 x 12.79). Front uPVC double glazed window.

Family Bathroom

Measures approx. 2.07m x 3.4m (6.79 x 11.15). Enjoying a front uPVC double glazed window with inset pattern glazing and a quality suite in white comprising a close coupled low flush WC, double ended panelled bath with central chrome mixer tap, wall mounted vanity wash hand basin with storage beneath and a walk in shower with glazed screen, overhead mains shower, tiled flooring with tiling to walls with chrome edging, chrome towel rail and inset LED spotlights.

Second Floor Landing

Measures approx. 3.37m x 1.43m minimum (11.05 x 4.69). Front double glazed roof light, continuation of oak and glazed balustrading, loft access and doors off;

Feature Rear Viewing Room

Measures approx. 3.69m x 5.53m (12.10 x 18.14). With twin side uPVC double glazed windows and rear sliding patio doors with glazed and stainless steel Juliette balcony providing unspoilt views across Alkborough, part vaulted ceiling and inset ceiling spotlights.

Double Bedroom 5

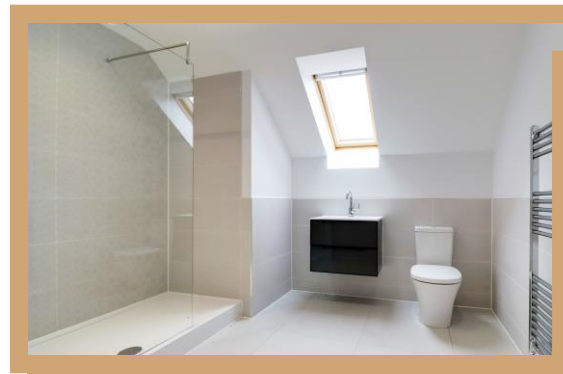
Measures approx. 3.57m x 5.17m (11.71 x 16.96). Plus a projecting rear uPVC double glazed window.

Double Bedroom 6

Measures approx. 3.28m x 5.18m (10.76 x 16.99). Plus a projecting rear uPVC double glazed window.

Shower Room

Measures approx. 2.71m x 1.92m (8.89 x 6.29). With a front double glazed roof light providing an attractive suite in white comprising a low flush WC, wall mounted vanity wash hand basin, large walk in shower with overhead mains shower and glazed screen, tiled flooring, tiling to walls with chrome edging and chrome towel rail.





Grounds

To the front the property has a decorative block laid driveway providing parking for a number of vehicles allowing direct access to a detached garage of which benefits from an oak framed side car port. The block paving continues to create a curved pathway to the sheltered front entrance door with adjoining lawned and bark shrub filled borders. A pathway to the southern side leads to an impressive rear garden and enjoys wrap around flagged patio with a number of points of access and steps down to a lawned garden with fenced boundaries yet retaining excellent open views.

Outbuildings

A detached brick built garage with front vehicular door, side personal door and window with adjoining oak framed car port.

Double Glazing

There are double glazed windows and doors with the exception of the timber framed sky light.

Central Heating

There is an air source heating.





FLOORPLAN AND EPC

Ground Floor

Approx. 130.5 sq. metres (1404.7 sq. feet)



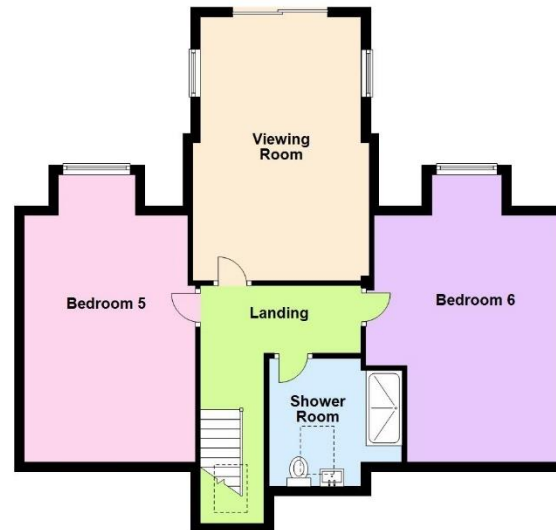
First Floor

Approx. 124.5 sq. metres (1340.4 sq. feet)



Second Floor

Approx. 78.0 sq. metres (839.4 sq. feet)



Total area: approx. 333.0 sq. metres (3584.4 sq. feet)





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