



Oak House

Brattleby, Lincoln, LN1 2SQ

£675,000

An impressive stone detached family home situated in this lovely position within the pleasant village of Brattleby. Outside the property is accessed via a private gravelled entrance leading to the gated driveway, Double Integral Garage and mature gardens to both the front, side and rear. The property offers extensive and versatile living accommodation with **POTENTIAL FOR AN ANNEX**. The main property accommodation briefly comprises of Main Reception Hall, Lounge, Family/Dining Room, Sun Room, Dining Kitchen, Utility Room and Separate WC. The First Floor Landing leads to four Bedrooms, En-suite to the principle Bedroom and Family Bathroom. **POTENTIAL ANNEX ACCOMMODATION** to comprise of Inner Hallway, Reception Room which is currently used as a Gym (which we have been advised could be converted to provide a Kitchen/Diner for the potential annex accommodation), stairs to the first floor Home Office/Study/Sitting Room and Dressing Room/further Bedroom with En-suite. Viewing is highly recommended to appreciate the position within the village, the large mature plot and the spacious/versatile living accommodation available. The property is being sold with No Onward Chain.



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SERVICES

All mains services available. Gas central heating. Two gas central heating boilers.

EPC RATING – C

COUNCIL TAX BAND – F

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head out of Lincoln along Burton Road (B1398), passing the village of Burton and continue along until you reach the Tillbridge Lane junction. Turn right onto Tillbridge Lane and then immediately left towards Scampton. Continue along through the villages of Scampton and Aisthorpe. Upon entering the village of Brattleby continue along and turn right onto School Lane where Oak House can be accessed via a private gravelled driveway.





LOCATION

Brattleby is a small village located approximately 7.5 miles from Lincoln City Centre. The nearby village of Scampton has a popular public house "The Dambusters Inn" and the other nearby village of Ingham offers a small range of amenities and a Doctor's Surgery. All major amenities can be found in Lincoln City Centre which is a short drive away.

ACCOMMODATION

ENTRANCE HALL

11' 4" x 10' 7" (3.45m x 3.23m) , with main entrance door, alarm controls, single radiator, coving to ceiling and exposed wood flooring.



LOUNGE

17' 4" x 14' 0" (5.28m x 4.27m) , with double glazed windows to the front and side elevations, decorative beams to ceiling, coving to ceiling, three walls light points, feature fireplace, wood burner and double radiator.

FAMILY/DINING ROOM

13' 5" x 11' 4" (4.09m x 3.45m) , with double glazed window to the front elevation, double radiator and exposed wood flooring.



SUN ROOM

12' 1" maximum x 11' 4" (3.68m x 3.45m) , with double glazed windows, single radiator and tiled floor.

KITCHEN DINER

21' 4" x 17' 3" narrowing to 11' 3" , (6.5m x 5.26m) maximum measurement for L-shape, with fitted kitchen units and tiled work surfaces, Belfast sink, Range Master Cooker, display cabinet, coving to ceiling, double radiator, tiled floor, plumbing for dishwasher, three double glazed windows to the side and rear elevations.

UTILITY ROOM

8' 3" maximum x 8' 1" (5.56m x 2.46m) , with fitted base units and work surfaces, tiled floor, single radiator, gas central heating boiler, double glazed window to the rear elevation and door to the rear garden.



WC

With WC, wash hand basin, tiled flooring, single radiator and double glazed window to the rear elevation.

FIRST FLOOR LANDING

With double glazed window to the rear elevation and access to the roof void.



BEDROOM

17' 4" x 14' 0" (5.28m x 4.27m) , with two double glazed windows to the front and side elevations and single radiator.

EN-SUITE

With suite to comprise of fitted shower cubide, WC and wash hand basin, single radiator, extractor fan and Velux window to the side elevation.

BEDROOM

18' 4" x 9' 11" (5.59m x 3.02m) , with two double glazed windows to the front elevation, two radiators and decorative beam to ceiling.



BEDROOM

11' 11" x 11' 2" (3.63m x 3.4m) , with double glazed window to the rear elevation and single radiator.

BEDROOM

18' 4" x 9' 5" (5.59m x 2.87m) , with double glazed window to the rear elevation and two single radiators.

BATHROOM

With suite to comprise of fitted shower cubide, WC, hand wash basin and bath, single radiator, airing cupboard housing the hot water cylinder and double glazed window to the side elevation



POTENTIAL ANNEX ACCOMMODATION

INNER HALLWAY

With door to the rear garden, courtesy door to the double garage and leading to the reception room/gym.

RECEPTION ROOM/GYM

18' 0" x 16' 1" (5.49m x 4.9m) (currently being utilised as a gym), with radiator, gas central heating boiler, windows to the rear and side elevations and stairs to the first floor home office.

FIRST FLOOR

HOME OFFICE/STUDY/SITTING ROOM

17' 0" maximum excluding the sloping ceiling x 16' 3" (5.18m x 4.95m) , with feature double glazed window to the front elevation, two radiators and two Velux windows.

DRESSING ROOM/BEDROOM

18' 3" maximum narrowing to 14' 10" x 15' 3" maximum excluding the sloping ceiling (5.56m x 4.65m), with Velux window, doors leading to bedroom, home office and en-suite shower room.





EN-SUITE

With fitted shower cubicle, WC and wash hand basin, extractor fan, towel radiator and double glazed window to the side elevation.

OUTSIDE

The property is approached via a private gravelled entrance leading to the gated driveway/hardstanding providing off road parking and giving access to the Integral Double Garage. Mature front lawned garden with a wide variety of shrubs, flowerbeds and borders and Oak Tree. There is a patio area to the side of the property with gated access leading to the mature rear garden which is predominantly laid to lawn with a further variety of shrubs, borders and trees.

INTEGRAL DOUBLE GARAGE

18' 8" x 13' 5" (5.69m x 4.09m) , with two up and over doors.



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CWH and J Walter will be able to provide information and services they offer relating to Su reveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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BUYING YOUR HOME
An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING AN MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys make every effort to ensure these details are accurate, however they are for themselves and the vendor (s) only. For whom they act as Agents give notice that:

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