

VILLAGE & COUNTRY

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PENFOLD LODGE, PENFOLD LANE, NORMANBY BY SPITAL. LN8 2FS



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PENFOLD LODGE, PENFOLD LANE, NORMANBY BY SPITAL. LN8 2FS

This lovely detached family residence is situated on a large plot in a small exclusive development of homes on Penfold Lane in the village of Normanby by Spital near the market and racecourse town of Market Rasen.

The well presented accommodation comprises; Entrance Hall, Cloakroom, Lounge, Dining Room, Breakfast Dining Kitchen, Rear Lobby, Boiler Room, Utility, Study; Master Bedroom with En-suite Shower Room, Guest Bedroom, two further Bedrooms and a Family Bathroom.

The property benefits from double glazing, oil fired central heating and has an Energy Performance Rating C.

There is a gravelled driveway to the front of the property with ample parking and double garage; good size paved patio area, side garden and recently extended large rear garden.

A formal viewing is genuinely recommended.
See the stunning aerial views at <https://vimeo.com/101699157>

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ACCOMMODATION

ENTRANCE HALL. uPVC entrance door with side panel into the long hallway with reception rooms leading off. Large cloak cupboard, under stairs storage cupboard with light fitting; wall mounted central heating control, coving, radiator, light fitting and laminate floor covering. Double glazed uPVC door providing access to the rear garden.



Hallway

CLOAKROOM [6' 4" x 3' 5" (1.93m x 1.04m)] having double glazed window to the front elevation; low level WC and wall mounted wash hand basin with tiled splash back. Coving, light fitting, wall mounted mirror with light fitting, radiator and extractor unit.



Lounge

LOUNGE [24' 7" x 12' 1" overall dimensions (7.49m x 3.68m)] of excellent proportions having double glazed bow window to the front elevation and double glazed French doors to the side garden; solid fuel fire set in a feature exposed brick surround on a flagstone hearth, ceiling and wall light fittings. Carpeted floor, two radiators, coving, TV aerial point, multiple power points, floating shelves fitted. Single glazed double doors through to:

DINING ROOM [12' x 10' 4" currently used as a fitness room (3.65m x 3.15m)] also having single glazed doors through to the hallway, double glazed window to the side garden. Carpeted floor, coving, radiator, ceiling and wall light fittings and power points.

BREAKFAST DINING KITCHEN [18' 11" x 9' 10" overall dimensions (5.76m x 2.99m)] an updated and recently fitted kitchen comprising; 'high gloss' base and eye level units with fitted work surface areas as appropriate and inset one and half bowl granite sink unit with pull out mixer tap. Bosch induction hob to surface with overhead extractor unit and light and tiling to at least dado rail height. Bosch double oven and under counter refrigerator, space for under counter dishwasher; laminate floor covering, down lighters and multiple power points.



Kitchen area

DINING AREA having solid wood Welsh Dresser, laminate floor covering, radiator, wall light fittings, down lighters and power points.



Dining area

REAR LOBBY having laminate floor covering, radiator and lighting.

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BOILER ROOM [5' 8" x 5' 3" (1.73m x 1.60m)] providing additional storage space and housing the free standing Worcester combi oil fired central heating boiler; light fitting, vinyl floor covering and power points. Double glazed window to the rear garden.

UTILITY [9' 5" x 5' 9" (2.87m x 1.75m)] having double glazed window to the front elevation; wall mounted electric consumer unit, plumbing for washing machine. Fitted 'high gloss' base and eye level units with work surfaces area above; space for free standing fridge/freezer, laminate floor covering and power points. Access hatch to roof void.

STUDY/OFFICE [10' 4" x 7' 5" (3.15m x 2.26m)] having double glazed window to the side elevation; carpeted floor, radiator, downlighters and spotlight fittings. An excellent fully fitted work space with two desks, shelving, telephone/data points and multiple power points.



Study/office

FIRST FLOOR

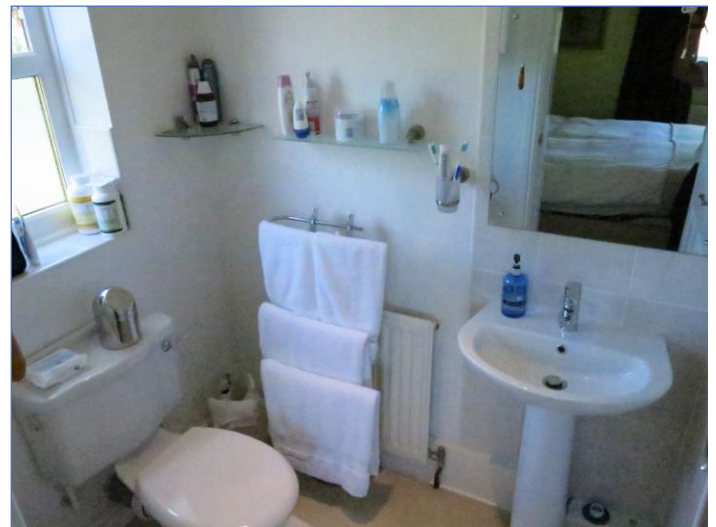
LANDING having large built in airing cupboard, carpeted floor, power point and access to loft space.

MASTER BEDROOM/1 [15' 4" x 9' 11" (4.67m x 3.02m)] a light and bright bedroom of good proportions with double glazed window overlooking the front garden; built in double wardrobe, carpeted floor, radiator, TV aerial and telephone point, light fitting and power points. Door through to:



Master bedroom

EN-SUITE SHOWER ROOM [9' 5" x 4' 6" (2.87m x 1.37m)] having a double glazed window overlooking the rear garden; fully fitted suite comprising, low level WC, pedestal wash hand basin with tiled splash back; shower cubicle with hinged door and mixer shower with tiling to full height. Fitted wall mirror with light above, fitted shelving, wall mounted toiletry cabinet, carpeted floor, radiator and light fittings.



En-suite shower room

GUEST BEDROOM/ 2 [12' 8" max x 12' (3.86m x 3.65m)) of excellent proportions having double glazed window overlooking the front garden; built in double wardrobe and storage cupboard, carpeted floor, radiator, light fitting, TV aerial point and power points.

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Guest bedroom/2

BEDROOM 3 [12' 2" x 11' 9" maximum dimensions (3.71m x 3.58m)] a good sized bedroom with double glazed window to the side elevation; built in double wardrobe, carpeted floor, radiator, light fitting, TV aerial and power points.

BATHROOM [9' 10" x 5' 11" (2.99 x 1.80m)] family sized bathroom having double glazed window to side garden; fitted suite comprising bath, shower cubicle with hinged door, low level WC and pedestal wash hand basin with tiled splash back. Wall mounted toiletry cabinet and radiator.



Family bathroom

BEDROOM 4 [9' 3" x 9' 3" (2.82m x 2.82m)] of good proportions with double glazed window to side garden; built in double wardrobe, carpeted floor, radiator, light fitting, TV aerial and power points.

OUTSIDE

The property is approached across a gravel driveway with turning area leading to the. **DOUBLE GARAGE** [19' 10" x 18' 6" (6.04m x 5.63m)] having two electric roller doors, pitched roof

providing overhead storage area, fitted shelving, fluorescent lighting strips and power points. Service door to the rear garden. There is a mixture of established trees and hedging providing additional privacy from neighbouring properties. A flagstone pedestrian footpath provides access to the side garden of more than ample proportions with an additional path leading to the recently extended large rear garden. The family size garden to the side is fully enclosed providing recreational and social space. Laid mainly to lawn with a mixture of dwarf trees/shrubs with panel fencing to the boundaries as appropriate. The garden can be accessed from the French doors off the lounge and lead to a good sized paved patio area with exterior lighting. The rear garden has been extended and provides a large area to socialise and enjoy the surroundings, being in keeping with the family sized home. The garden is laid mainly to lawn with a mixture of fruit trees and bushes, a wooden summer house which is included in the sale. A mixture of hedges/panel fencing and walls enclose the boundaries. Exterior lighting and an outside water tap.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln office, 43 Silver Street, Lincoln, LN2 1EH.
Tel: 01522 538888; Fax: 01522 589988;
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org>

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Draft brochure prepared 24.2.15

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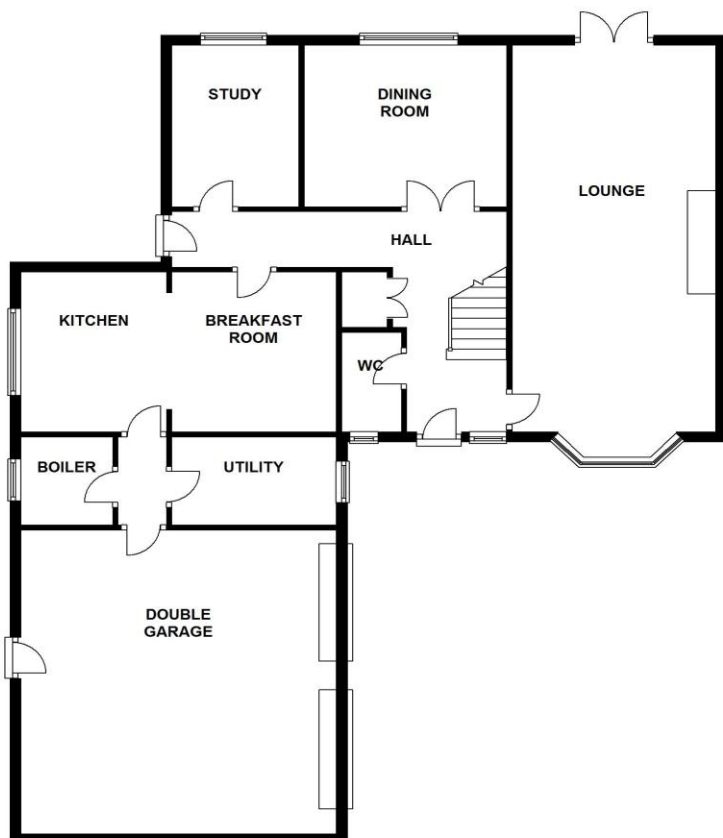
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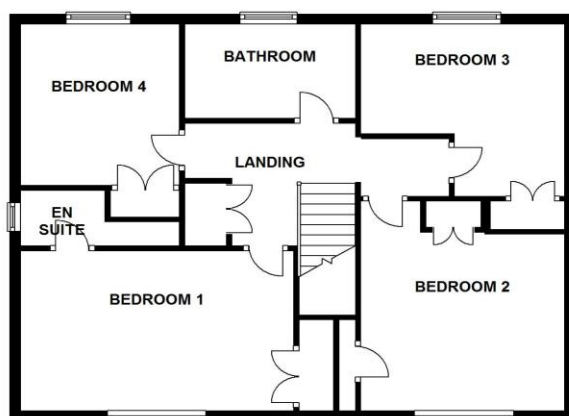
GROUND FLOOR

APPROX. 122.6 SQ. METRES (1319.7 SQ. FEET)



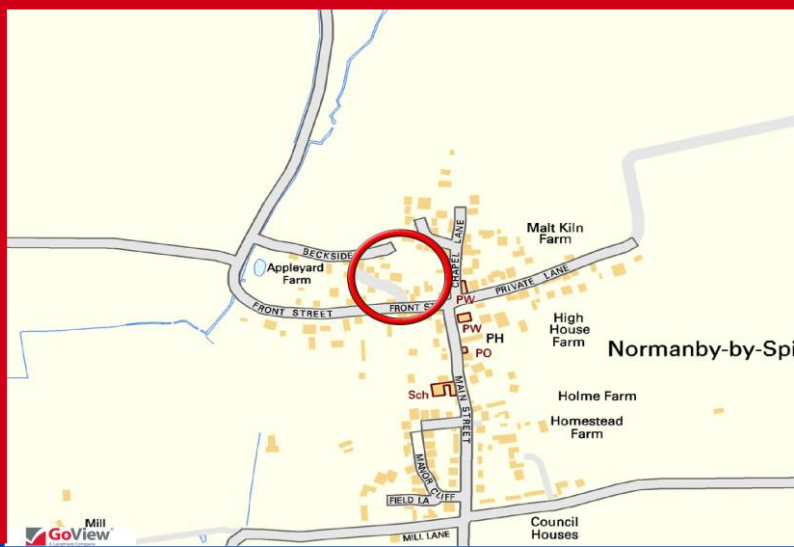
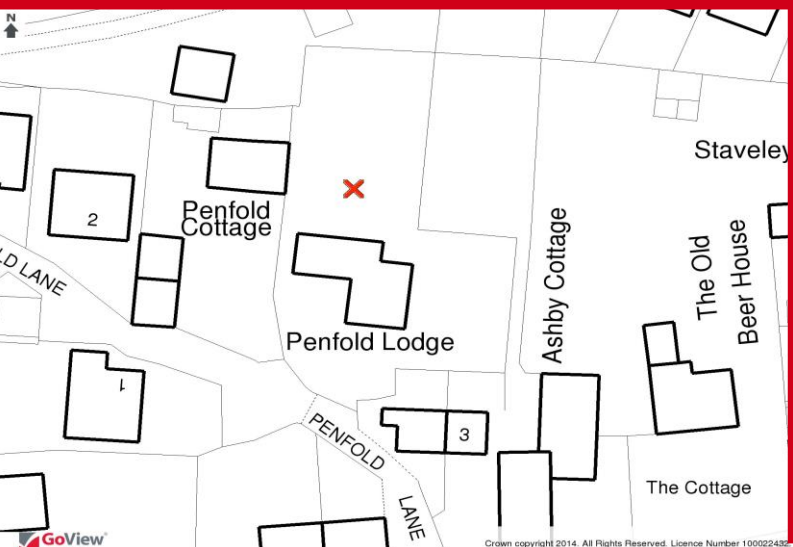
FIRST FLOOR

APPROX. 73.5 SQ. METRES (791.6 SQ. FEET)



TOTAL AREA: APPROX. 196.2 SQ. METRES (2111.4 SQ. FEET)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using The Mobile Agent.



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