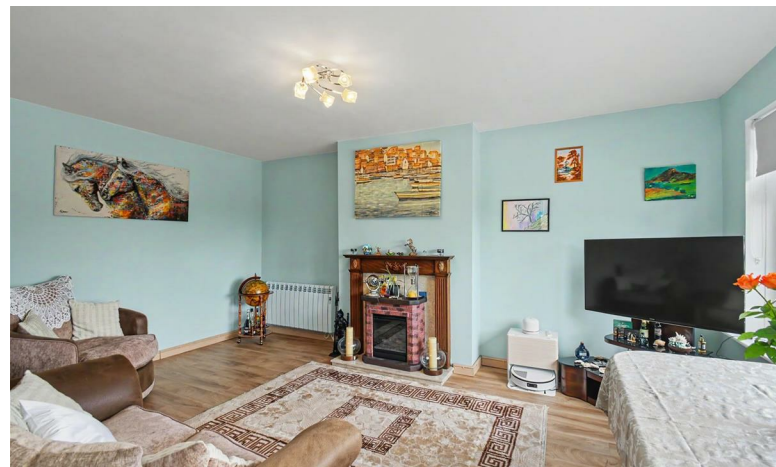




CYMBELINE BRIGG ROAD

SOUTH KELSEY, LN7 6PH

£265,000
FREEHOLD

Having undergone an extensive scheme of renovations, this detached bungalow is also set to a superb landscaped wraparound plot, featuring an incredible entertaining Lodge and No Chain! Priced realistically to sell with motivated sellers



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CYMBELINE BRIGG ROAD



Description

This two-bedroom detached bungalow offers a perfect blend of modern living and outdoor enjoyment. Having undergone a comprehensive scheme of improvements, this welcoming property now ensures it meets the needs of contemporary homeowners, with improvements including: new roof, new solar panels, new electric heating system with wi-fi and app connectivity options, a full electrical rewire, new cavity wall insulation and drainage system installation and new windows and doors.

The bungalow features two spacious reception rooms, including a large lounge diner that invites relaxation and social gatherings.

The heart of the home is undoubtedly the modern refitted kitchen, which seamlessly connects to a sun room at the rear, providing a bright and airy space to enjoy meals or morning coffee.

The property boasts a newly installed bathroom, enhancing comfort and convenience for its residents.

One of the standout features of this home is the incredible outdoor entertaining lodge, designed for those who love to host. This open-plan living area is equipped with a kitchenette and a log burner, creating a warm and inviting atmosphere. It leads to a spa-inspired sauna and relaxation area, complete with a sitting area, wood-fired sauna, shower, and WC—perfect for unwinding after a long day.

The exterior of the property is equally impressive, with large wraparound gardens that offer stunning views and ample space for outdoor activities. The raised decking and seating areas are ideal for entertaining guests during the warmer months. Additionally, the property includes an attached single garage, a long gated driveway with parking for numerous vehicles, and a garden shed for extra storage.

This bungalow is not just a home; it is a lifestyle choice, offering a peaceful retreat with modern amenities and exceptional outdoor spaces.

Entrance Hall

With composite door opening into the welcoming Entrance Hallway, inviting us to the Kitchen and Lounge Diner respectively and continuing to the rest of the living accommodation

Kitchen

The bright Kitchen area features a well planned range of storage options throughout in a beautiful modern yet timeless finish. Clever fitted storage facilities include a slimline full length pull out larder storage cupboard, carousel corner cupboard, corner bin storage cupboard, double storage deep cupboards and glass fronted lit display cupboard to eye level with sensor downlighting to the contrasting worksurface area. A large window to the front sits above the inset resin sink and a useful side entrance door and window lead externally.

Wall mounted modern black electric heater, space for washing machine, fridge freezer and cooker point with sleek modern black extractor hood over.

Lounge Diner

A spacious reception room with large window to the front and electric living flame remote controlled focal fireplace, TV point, ample space for sofas, armchairs and dining table set.

Inner Hallway

Providing access to the further living accommodation with full length sliding mirrored storage cupboards providing excellent space and also housing the electrical consumer unit. There is access to the large loft space with a pull down wooden ladder housing the hot water cylinder and could easily allow for conversion and expansion subject to necessary consent.

Bedroom One

With window to the sun room, this spacious double bedroom also offers bedside downlighting.

Family Bathroom

The modern refitted family bathroom offers two frosted windows to the side, corner 'P' shaped panelled bath with bi-folding splashscreen and electric power shower overhead, vanity wash hand basin with beauty lit vanity mirror above, WC and chrome effect towel rail.

Bedroom Two

The second spacious double bedroom also offers a large window to enjoy views across the rear gardens.

Inner Lobby

Leading to:

Sun Room

Enjoying views across the gardens, this bright reception room has also has double doors leading outside

Outside

With wonderful generously proportioned gardens to both the front and rear, they really must be viewed to be fully appreciated!

Double wrought iron gates open onto the extensive reception driveway bordered by formal lawns and well stocked flowerbeds to the left and leading inturn to the entrance portico and attached single garage. A side pathway provides access to the kitchen entrance door way and continues the depth of the property, opening into the incredible rear gardens, landscaped with alfresco enjoyment firmly in mind with various seating and paved patio/dining areas raised decking area and concluding with the Timber framed Lodge. Please note, the Gazebo is not included within the sale.

Garage

With up and over door, power, lighting and workings for the solar panels.

LODGE

A wonderful relaxation hideaway! This large detached building offers a wide variety of uses and truly compliments the amazing outdoor spaces this property offers.

Entertaining Living Area

With sliding doors that open into the entertaining area, having ample space for armchairs and furnishings with the added bonus of a logburner and large full length window to the front.

Kitchen Area

A useful kitchenette area allows for ease of catering for guests and ample storage and door to:

Sitting Area

With window to the side, logburner for the Sauna, providing a respite area for unwinding before or after making the most of the spa inspired facilities and external door opening onto the external raised decking area.

Sauna

With timber slatted seating benches, the woodfired sauna is a blissful spot to destress.

Shower

With electric shower, tip bucket for cooling off and folding entrance doors.

WC

With wash hand basin and WC.

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ADDITIONAL INFORMATION

Local Authority – West Lindsey District Council

Council Tax – Band B

Viewings – By Appointment Only

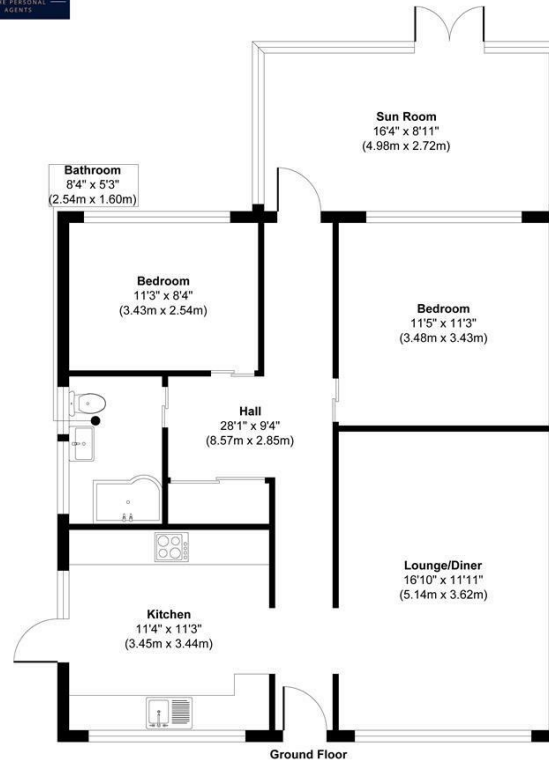
Floor Area – 1076.40 sq ft

Tenure – Freehold

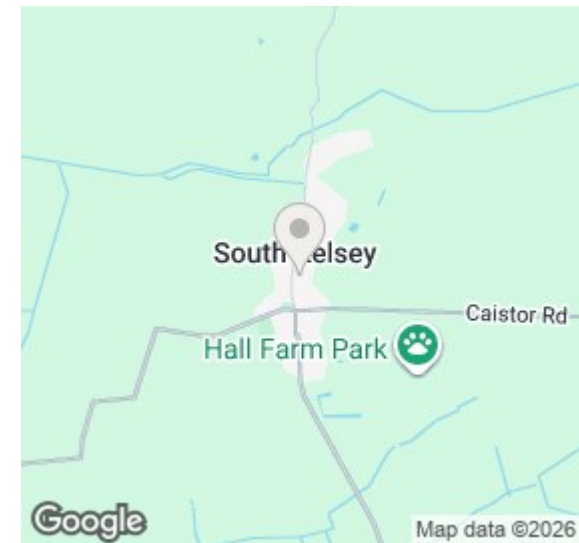




Brigg Road, South Kelsey



Approx. Gross Internal Floor Area 1235 sq. ft / 114.80 sq. m
Illustration for identification purposes only. Measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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