

Five bed-roomed detached house for sale

plot size approx. 45' x 185'



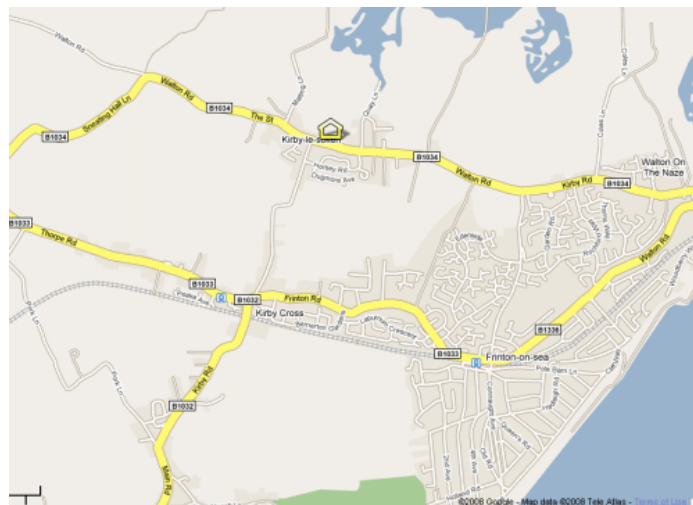
GROVE LODGE, KIRBY-LE-SOKEN

FOR SALE £550,000

Phone 01255 852656 or Email info@house-details.co.uk

LOCATION

After Thorpe Le Soken take the second road on the left (at keep left bollards) follow the road until you come into Kirby Le-Soken this brings you into Walton Road the property will be found on the left hand side.



FIRST FLOOR:

BEDROOM ONE



5.1m x 4.8m > 3.2m (16' 9" x 15' 9" > 10' 6")

Two radiators. U.P.V.C double glazed windows to front and side aspects. T.V and telephone points. Eight power points. Coved ceiling. Fitted carpet.

EN-SUITE SHOWER ROOM:

Fitted with a White suite comprising low level w.c, pedestal wash hand basin, panelled bath with mixer taps and hand shower attachment and spacious enclosed shower cubicle having tiled walls and glazed screens. Tiled splash backs. Radiator and heated towel rail. Opaque U.P.V.C double glazed flank window. Extractor fan. Coved ceiling. Tiled floor.

BEDROOM TWO



5.5m x 3.6m > 2.6m (18' 1" x 11' 10" > 8' 6")

Two radiators. U.P.V.C double glazed windows to front and rear aspects. T.V and telephone points. Eight power points. Coved ceiling. Fitted carpet.

EN-SUITE SHOWER ROOM

Fitted with a White suite comprising low level w.c, pedestal wash hand basin and enclosed shower cubicle. Radiator. Opaque U.P.V.C double glazed window to rear aspect. Extractor fan. Coved ceiling.

BEDROOM THREE



4.2m x 3.7m (13' 9" x 12' 2")

Radiator. U.P.V.C double glazed window to rear aspect. T.V and telephone points. Six power points. Coved ceiling. Fitted carpet.

BEDROOM FOUR



4.2m x 2.9m (13' 9" x 9' 6")

Radiator. U.P.V.C double glazed window to rear aspect. T.V and telephone points. Six power points. Coved ceiling. Fitted carpet.

BEDROOM FIVE



3.6m x 3.3m (11' 10" x 10' 10")

Radiator. U.P.V.C double glazed flank window. T.V and telephone points. Six power points. Access to loft. Coved ceiling. Fitted carpet.

BATHROOM/W.C



Having part tiled walls and fitted with a White suite comprising low level w.c, pedestal wash hand basin, enclosed shower cubicle and roll top style bath with claw feet, mixer taps and hand shower attachment. Extractor fan. Radiator and heated towel rail. Coved ceiling. Tiled floor.

SPACIOUS GALLERIED LANDING



Radiator. Recessed airing cupboard housing hot water cylinder. U.P.V.C double glazed flank window. Thermostat heating control. Two power points. Coved ceiling. Smoke detector. Fitted carpet. Dog leg staircase with turned spindles and a hardwood Oak hand rail leading to the:

GROUND FLOOR

LARGE RECEPTION HALL

Approached through a panelled entrance door with decorative glazed inset panel. Under stairs storage cupboard with two integral power points. Telephone point and two power points. Recessed storage cupboard with heating control etc. Coved ceiling. Fitted carpet. Part glazed double doors to the lounge, study and kitchen. Tiled floor.

CLOAKROOM

Fitted with a White low level w.c and pedestal wash hand basin with tiled splash backs. Opaque U.P.V.C double glazed flank window. Extractor fan. Coved ceiling. Tiled floor.

COAT CUPBOARD

Good size coat cupboard and storage area

STORAGE

A further fair size storage area under stair case

LOUNGE



6.7m x 4.2m (22' x 13' 9")

Under-floor heating. Feature Minster Stone and marble panelled open fireplace with gas fire. Two U.P.V.C double glazed windows to rear aspect. U.P.V.C double glazed fully glazed double doors with full height side lights to the rear. Two T.V and two telephone points. Four table lamp points. Twelve power points. Coved ceiling. Fitted carpet. Part glazed double doors to:

DINING ROOM



5.5m x 3.6m (18' 1" x 11' 10")

Under-floor heating. U.P.V.C double glazed window to front aspect. U.P.V.C double glazed fully glazed double doors to the rear. Two fitted wall lights. Four power points. T.V and telephone points. Coved ceiling. Fitted carpet.

STUDY



10'9 x 8'9 (3.28m x 2.67m)

Under-floor heating. U.P.V.C double glazed window to side aspect. Tiled floor.

KITCHEN



5.1m > 3.4m x 6.9m (16' 9" > 11' 2" x 22' 8")

Fitted with an extensive range of base units comprising drawers and cupboards with solid Beech work tops and a one and a half bowl stainless steel single drainer sink unit having mixer taps. Matching wall cabinets and dresser style unit with glazed display doors. Plate rack and two pull out baskets. Stainless steel cooker hood over cooker space. Stainless steel range cooker. Integrated fridge, freezer and dishwasher. Under floor heating. Tiled floor and splash backs. Under-floor heating. U.P.V.C double glazed windows to front and side aspects. Coved ceiling.

UTILITY ROOM

2.6m x 1.5m (8' 6" x 4' 11")

Fitted with matching base units and wall cabinets and a stainless steel single drainer sink unit having mixer taps. Tiled floor and splash backs. Coved ceiling. Plumbing for washing machine. Wall mounted gas fired boiler. Under-floor heating. Part glazed door to outside.

EXTERIOR

The property is set in a quite secluded plot of approx. 45' x 185' with mature trees within the front garden and along the exterior of the left hand side boundary. There is a white Picket fence to the front boundary and close boarded fencing to the other boundaries.

Automatic double gates lead to the block paved drive which in turn leads to a gravelled parking/turning area and the



DETACHED DOUBLE GARAGE: Having twin up and over doors, side personal door and light and power connected.



The rear garden commences with a paved patio area and the remainder is laid to lawn with a decking area to the rear.





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