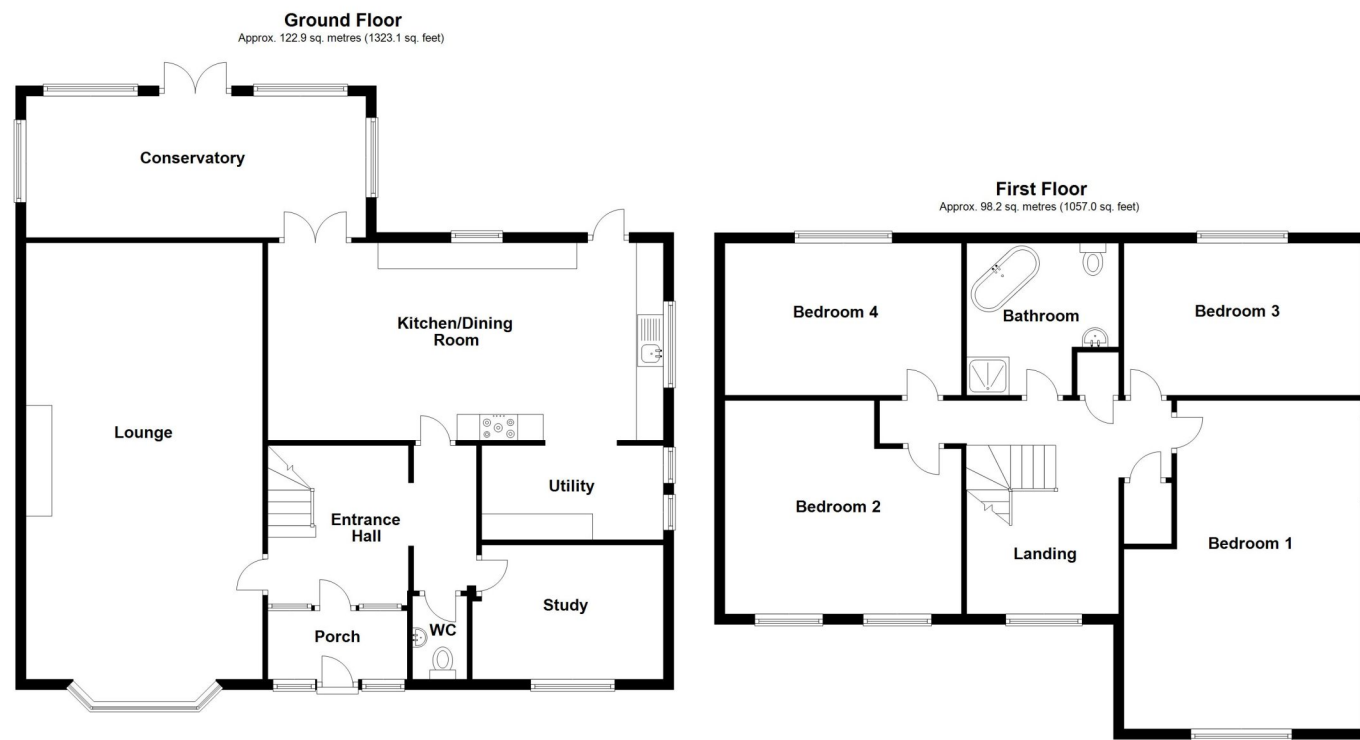


Cherry Gates, Walcot Fen, Billingham, Lincoln

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 79 |
| (55-68) | D | 67 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Total area: approx. 221.1 sq. metres (2380.2 sq. feet)



Cherry Gates, Walcot Fen, Billingham, Lincoln, LN4 4BQ

£650,000 Freehold

APPROX 2 ACRES Boasting a rural position and being surrounded by fields, this spacious 4 bedroom detached home offers extensive grounds incorporating a large formal garden, former brick built stables, a post and rail fenced paddock and seperately accessed LARGE BARN/ OUTBUILDING.

DETACHED HOUSE | RURAL LOCATION | PADDOCK | BARN WITH OWN ACCESS | FORMER STABLES | 4 DOUBLE BEDROOMS | STUDY & GARDEN ROOM | KITCHEN DINING ROOM



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See things differently.

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ACCOMMODATION

Entrance Lobby - Approached by wood effect UPVC french doors with 2 full height glazed side windows with ceramic tiled flooring.

Reception Hallway - The Entrance lobby leads to the reception hallway having vaulted ceiling, dog leg staircase leading to galleried 1st floor landing, ceramic tiled flooring, radiator.

Cloakroom - Opaque glazed window to side aspect, fitted with a 2 piece suite comprising close coupled WC, wall mounted hand wash basin, ceramic tiled flooring, chrome heated towel radiator.

Living Room - 27'9" x 15'1" (8.46m x 4.6m) UPVC window to front aspect, a feature exposed brick chimney breast with log burning stove on brick hearth, television point, wall lights, radiator.

Study/Home Office - 11'7" x 9'4" (3.53m x 2.84m) UPVC window to front aspect, radiator, coving to ceiling.

Kitchen Dining Room - 25'3" x 13'2" (7.7m x 4.01m) UPVC windows to side and rear aspects with garden views, timber double doors to garden room, fitted with a generous bespoke range of units with granite worksurfacing over, one and a half bowl undermounted stainless steel sink, range cooker, ceramic tiled flooring.

Utility Room - 11'6" x 6'8" (3.5m x 2.03m) 2 windows to side aspect, fitted with base and eye level units with wood effect bevel edged work surfacing over, floor standing oil fired boiler, space for washing machine and fridge/freezer, ceramic tiled flooring.

Garden Room - 20'6" x 8'8" (6.25m x 2.64m) Being exposed brick walling with sloping beamed ceiling, windows with garden and field views to 3 aspects, radiator.



Galleried Landing - Dog leg staircase rises from reception hallway to the galleried 1st floor landing, airing cupboard, storage cupboard, radiator, loft access.

Bedroom 1 - 15'11" x 13'7" (4.85m x 4.14m) 2 UPVC windows to front aspect with field views, wood effect flooring, radiator.

Bedroom 2 - 14'6" x 9'8" (4.42m x 2.95m) UPVC window to rear aspect, wood effect flooring radiator.

Bedroom 3 - 15'2" x 9'1" (4.62m x 2.77m) UPVC window to rear aspect, wood effect flooring, radiator, coving to ceiling.

Bedroom 4 - 21'8" x 15'1" (6.6m x 4.6m) UPVC windows to front and side aspects with field views, stripped wood flooring, radiator, coving to ceiling.

Family Bathroom - Opaque glazed UPVC window to rear aspect, fitted with a 4 piece suite comprising free standing feature bath, separate corner shower cubicle with twin head mains fed shower, close coupled WC, pedestal hand wash basin, chrome heated towel radiator, coving to ceiling.

Outside - The property boasts a rural location with far reaching open field views, the plot extends to in the region of 2 ACRES. To the front is a gravelled driveway offering parking for numerous vehicles, double garage with two sets of twin timber doors but which has been internally clad to create a gym/ entertainment area, shower room and lobby. There is a post and rail fenced paddock with water feed, a generously proportioned and established large formal garden with two generous sized BRICK BUILT FORMER STABLES, lawns and inset trees and established shrubbery.

To the rear of the property and access via a separate driveway is a DETACHED BARN / WORKSHOP being split into two useful and versatile areas, one open fronted 59'3" x 29'7" and a second secure area 59'3" x 24'5" with metal door, light numerous power points water supply and sink, this is surrounded by ancillary land ideal for parking or storage and 6 timber pidgeon lofts.