



3 The Levels

Brigg Road, Wrawby, Brigg. DN20 8RL

BELL
ROBERT BELL & COMPANY





3 The Levels, Wrawby, Brigg

This is a substantial modern detached family residence, very pleasantly situated in a small close of high quality homes on the southern country fringe of the ever popular village of Wrawby.

‘The Levels’ is discreetly located just off Brigg Road and the house stands in a very prominent elevated position. There is ample parking, large integral double garage which offers great potential for conversion to additional family accommodation if required. There is a good size landscaped family garden, in part terraced back from the house, enjoying favourable southern and eastern aspects and very appealing country views in part. Set to the western side of the grounds there is the Family/Garden Cabin, of very good quality construction, well serviced having with wood burning stove and bar.

ACCOMMODATION

Entrance Hall having an attractive contemporary design style panelled front entrance door, Staircase up to first floor, built-in under stairs storage cupboard with a light fitting and power point; Coving, wood style laminate floor covering, LAN and power point. Doors through to reception space and kitchen.

Sitting Room having a northerly outlook over the drive from the bay window with French doors providing access out onto the south garden patio terrace. An attractive fireplace having a fitted gas fire with moulded oak surround, marble style back and hearth; coving, two radiators, TV media connections, wall light fittings, LAN and power points.

Family Room having a north easterly aspect and view across the driveway to the front of the property; coving, radiator, LAN, telephone point and power points.





Dining Room enjoying a delightful south easterly view out over the garden patio terrace; coving, radiator and power points. Double doors through to:

Breakfast Room with a very pleasant view out over the garden from the French doors; coving, wood style laminate floor covering, radiator. A small area of granite work surface to one side with china cupboard space below, wood style laminate floor covering, TV aerial point and power points. Open archway through to:

Kitchen having a southerly view out over the rear garden; attractive contemporary design style fitted kitchen units with granite work surface areas, inset stainless steel one and a half bowl sink unit with incised drainer to one side, cupboard space and concealed Candy dishwasher beneath. The work surface extends around the adjoining wall with cupboard space and a tier of three drawers below, AEG induction hob to surface with glass splash back and brushed style steel and glass cooker hood above. Further fitted work surface with cupboard space and wine cooler below, an extensive range of fitted units comprising large pantry/storage cupboard space with built-in concealed fridge/freezer and built in brushed style steel feature microwave combination oven, oven and grill with drawer space below and cupboard space above. There is granite up stand splash backs to fitted work surface areas, wood style laminate floor covering, coving, radiator and power points. Doors through to hallway and to:

Utility Room having fitted units, granite work surface area with cupboard space and room for a laundry white goods below and good sized utility storage cupboard space to one corner. Coving, wood style laminate floor covering, radiator and power points. Double glazed panelled door to grounds and door through to:



Cloakroom of good proportions comprising wash hand basin with vanity cupboard space below and tiled splash back above, low-level WC, coving, wood style laminate floor covering and radiator.

First Floor

Landing with a very pleasant outlook over The Levels and across to the tower of the village church; two radiators and power points with USB points.



Bedroom 5 having a pleasant view down over The Levels towards the church and over the driveway to the property; radiator LAN point, telephone point and power points.

Bedroom 3 enjoying a delightful view out over the landscaped terraced gardens and beyond to adjoining rolling countryside; radiator, TV aerial point and power points in part with USB points.

Substantial Family Bathroom appointed to an excellent standard with corner panelled bath, corner shower cubicle with Gainsborough shower fitting and full height wall tiling, low-level WC, wash hand basin with vanity cupboard space and soft touch illuminated vanity mirror over with defrost. Tiling to all walls to dado rail height, radiator, inset ceiling spotlight fittings and large vanity dressing mirror.

Bedroom 2 having appealing views down into the gardens and out over adjoining countryside; radiator, ceiling spotlight fittings, LAN and TV aerial points and power points in part with USB points.

Bedroom 4 overlooking the gardens; having Fitted wardrobe space with mirror panelled door and accompanying bedside wardrobe and cupboard space with illuminated shelf above the bed head area. Built-in airing cupboard to one corner containing the insulated hot water cylinder with immersion heater, access to roof space, TV aerial point and power points.

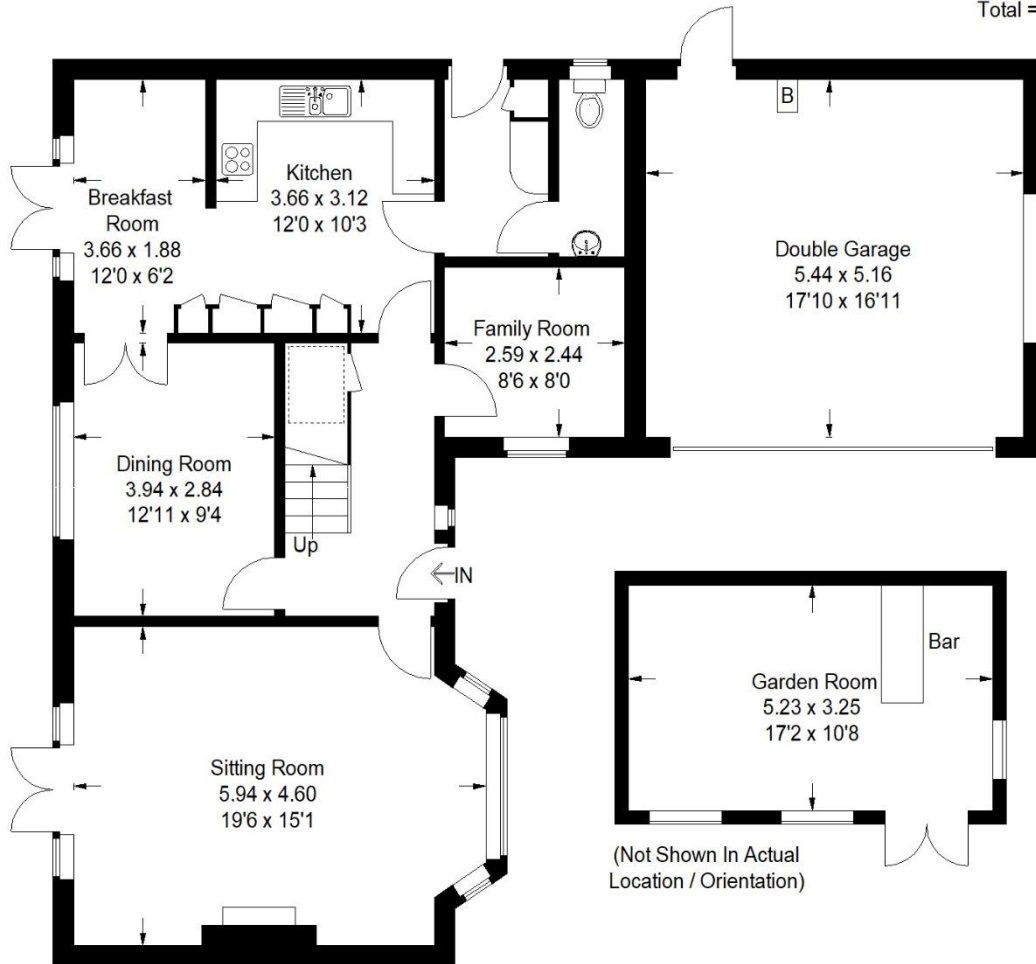
Substantial Master Bedroom having dual northerly and easterly aspects with extensive fitted bedroom furniture comprising of wardrobe space with drawers under, dressing table area with accompanying drawers and chest of drawers set either side, bedside chests of drawers with illuminated corner shelves above. Two radiators, LAN and TV aerial points and power points in part with USB points. Door through to:



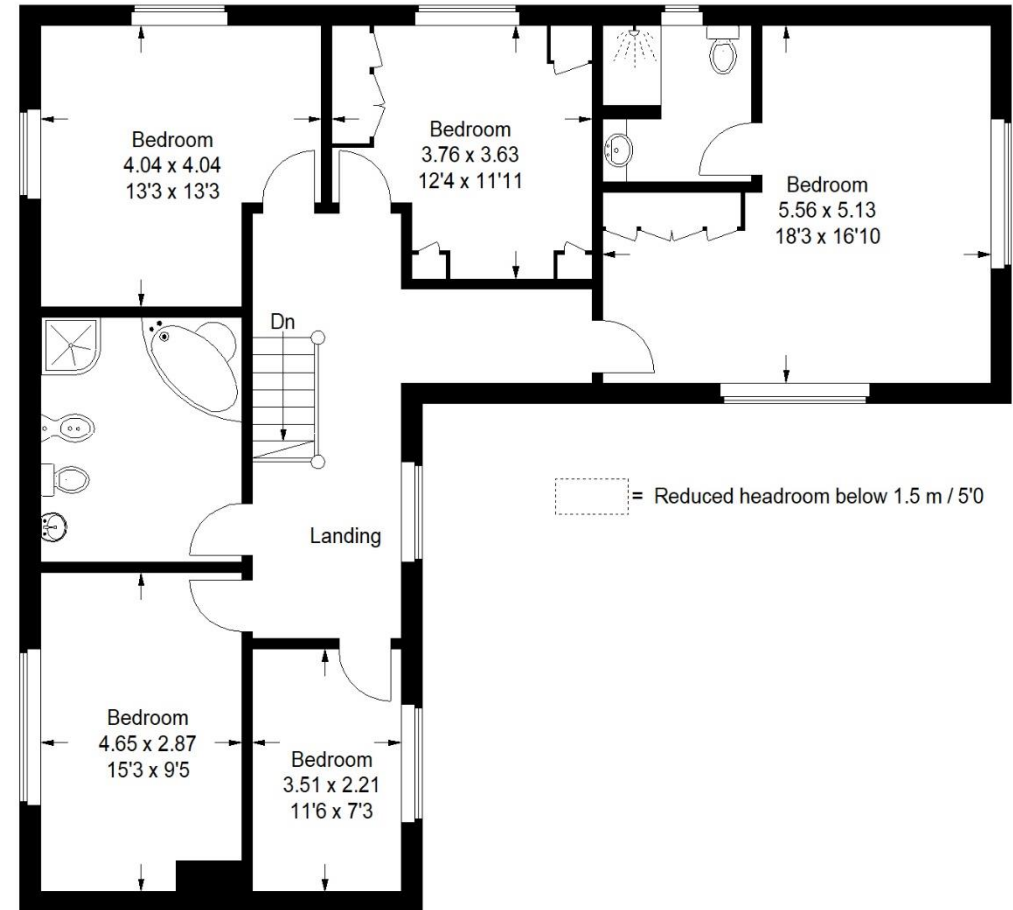
Good sized En-suite of excellent proportions having a large built-in shower cubicle to one corner with Trevi shower fitting and full height wall tiling, low level WC, wash hand basin with vanity/toilet cupboard space below and a soft touch and demist illuminated vanity mirror above. Tiling to all walls to at least dado rail height, tiled floor with underfloor electric heating, electric heated towel rail, radiator, inset ceiling spotlight fittings, extractor vent and electric shaver point.

3 The Levels

Approximate Gross Internal Area
 Ground Floor = 82 sq m / 883 sq ft
 First Floor = 108.7 sq m / 1171 sq ft
 Double Garage = 28.2 sq m / 304 sq ft
 Garden Room = 17.1 sq m / 184 sq ft
 Total = 236 sq m / 2542 sq ft

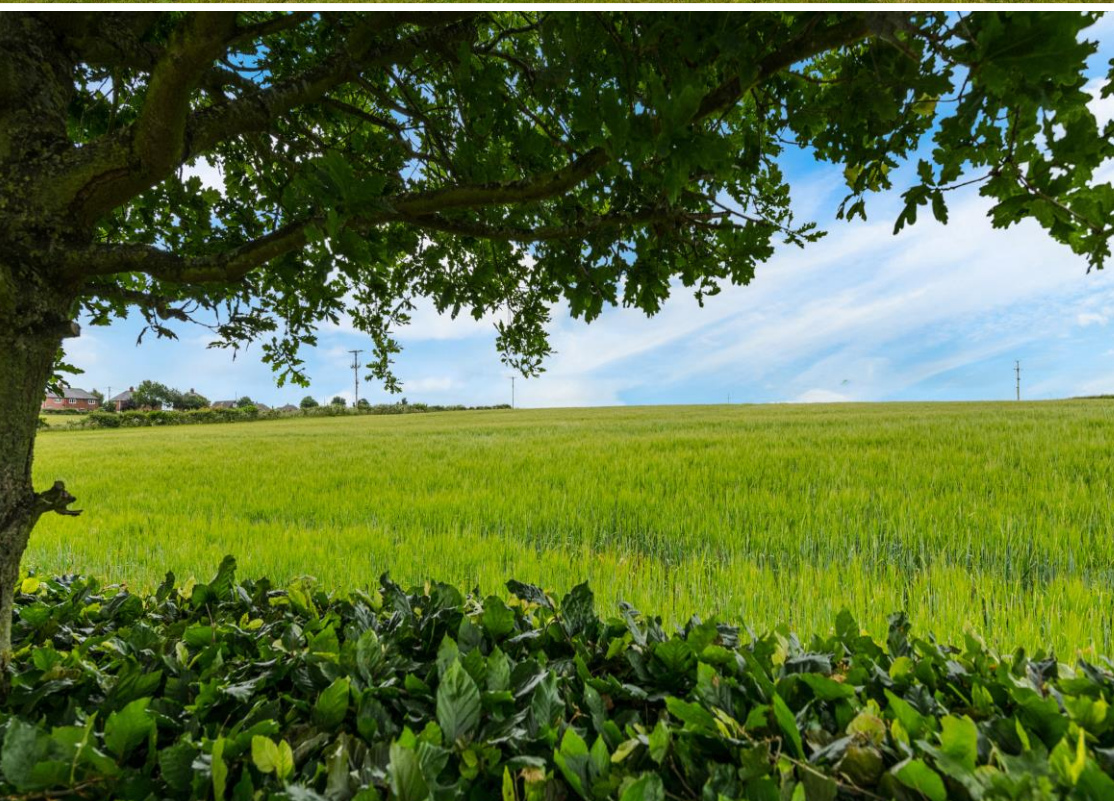


Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTSIDE

The house stands in a prominent elevated position at the head of the cul-de-sac in a very appealing setting looking across neighbouring quality homes towards the village church. Approached across a block paved driveway providing more than ample parking for both family and visitors, as well as access to the integral **Double Garage** with electric roller blind door, wall mounted ideal Classic gas fired central heating boiler, space to to one side for laundry white goods with hot and cold water supply and drain point, fluorescent lighting strip and power points. Door through to rear gardens. From the driveway there is a gate to the eastern gable end of the house through to small fence enclosed general storage courtyard area having useful garden shed which can also be accessed from the main garden. A further side gate to the northern gable end of the house leads through to a general bin storage area and a hardstanding with an additional useful general garden storage shed.

The main gardens to the rear wrap around the southern and eastern elevations of the house which are substantially laid to lawn and in part terraced back from the house with feature patio areas onto which the French doors of the sitting and breakfast room open. The garden is enclosed by a high feature wall to southern boundary with an attractive beech hedge to include a hornbeam arch and pedestrian gate, offering very appealing views out over adjoining rolling countryside. Accompanying English and American oak trees and a sweet chestnut tree. There are copious attractive planting areas along the southern boundary with in part raised sleeper beds featuring crab apple, plum, pear and cherry trees, clematis, roses, honeysuckle and more; as well as an appealing water feature with attractive planting including lilies and horsetale.

Set to the south western corner of the grounds is the feature **Garden Room** a timber cabin style building which will delight many families. We are informed that the building is wall insulated with double glazing, fitted WS ornate Swedish style wood burning stove to one corner on a raised flagged hearth, fitted entertainment bar to one side with water supply, wall mounted electric panel heater with frost stat, multimedia connection points, smoke/carbon monoxide detector and power points.

There is an outside water tap beneath the kitchen window and general exterior light fittings.

THE AREA

Wrawby is a very pleasant village with an excellent community spirit, its own primary school and of course famously the last post mill windmill in the north of England. The good size market town of Brigg is but a short 1 mile drive away to the east and offers a very comprehensive range of shopping and social facilities, including well respected primary and secondary schools. The nearby M180 and adjoining routes provide quick and easy access out to the Humber Bridge, Humberside Airport, Grimsby, Scunthorpe, South Yorkshire and the North.

ENERGY PERFORMANCE RATING: tbc

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.

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