

# ROBERT BELL & COMPANY

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## *Village & Country*



### **4 HILLSIDE ROAD, GLENTWORTH, DN21 5DD**

This is a detached village residence which has been attractively refurbished by the sellers, standing in an appealing elevated location in grounds that extend approximately to 0.31 acres (sts) down this quiet lane in the small north cliff village of Glentworth. The accommodation comprises a substantial Lounge Diner with two Juliet balconies and an appealing westerly view over the grounds, eye catching appointment to the good sized Kitchen, a well presented Family Bathroom, Master Bedroom with an attractive En-suite Shower Room and two further good sized Bedrooms.

**The grounds provide a marvellous setting for the bungalow and there is detailed planning consent for further extension and development of the accommodation.**

See the 360 Degree Virtual Tour at <http://www.robert-bell.org/vt/37>

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## THE AREA

The attractive village of Glentworth stands on the cliff slope of the north Lincoln limestone escarpment. From Middle Street above the village there is a fine view out over the Trent Valley below. The village is conveniently located for access to Ingham (approx. 3.5 miles) which has its own Primary school, Post Office/village store and medical practice. There are good road connections in the area south to the historic City of Lincoln (approx. 10 miles) with its excellent range of shopping and social facilities, Gainsborough (approx. 9 miles) with its well outstanding Grammar school and the A15 north up to the M180 and the Humber Bridge. For those with family please note that there is a bus collection point for certain schools on Middle Street.

## ACCOMMODATION

**ENTRANCE HALL** having UPVc double glazed panelled front entrance door with accompanying glazed side panels, coving, radiator, and power point.

**LOUNGE DINER** [22' 11" x 19' 1" (6.99m x 5.82m)] a fine reception room of excellent proportions having an attractive westerly view down over the front gardens towards the centre of the village from the two French windows with Juliet balcony. There is a contemporary style fireplace with brushed steel back, small canopy and polished hearth with stone style surround; coving, exposed floorboards, three radiators, telephone point, TV aerial point and power points.



Lounge

**KITCHEN** [13' 10" x 12' (4.22m x 3.66m)] of good size and very attractively appointed kitchen and having a northerly aspect with a comprehensive range of fitted units with Granite fitted work surfaces comprising; Belfast style sink with incised granite drainer to one side with space for concealed automatic washing machine and cupboard space below. To the opposite side of the sink unit the fitted

work surfaces extend around the adjoining wall with a tier of four storage drawers, three further pan and cutlery drawers and cupboard space beneath, with Bosch gas fired hob to surface and attractive cooker hood above with accompanying range of wall cupboard space. To one corner there is a built in Bosch oven/grill, and a microwave with cupboard space above. To the opposite side of the room there is a further area of fitted work surface with cupboard space and wine cooler beneath, wall cupboard space above, broom cupboard space and room to one corner for a large fridge/freezer with mains water feed. There is coving, a very appealing Oak flooring, inset ceiling spot light fittings, decorative illuminated kicker boards, radiator, telephone point, TV aerial point and power points. There is a UPVc side entrance door providing access to the garden.



Kitchen



Kitchen

**MASTER BEDROOM** [15' 1" x 10' 2" (4.6m x 3.1m)] enjoying a very appealing easterly outlook over the rear garden up the cliff hillside. There is coving, radiator, TV aerial point and power points. Door through to:



Master Bedroom

**EN-SUITE SHOWER ROOM** [5' 7" x 4' 8" (1.7m x 1.42m)] very attractively presented with corner shower cubicle with Triton shower fitting, circular bowl wash hand basin with mixer tap set on a wash stand with glazed shelf, low level WC, Oak floor covering, mosaic tiling to full height on all walls, wall mounted toiletry cabinet, radiator, inset ceiling spot light fittings and extractor unit.



En-suite Shower room

**FAMILY BATHROOM** [11' 1" x 6' 4" (3.38m x 1.93m) narrowing to 5' 3" (1.6m) in part] fitted in a contemporary style with panelled bath, mixer tap, ceramic bowl wash hand basin with mixer tap to wash stand and glazed shelf below; large corner shower cubicle, wall tiling to full height, illuminated toiletry mirror, low level WC, Oak flooring, coving, radiator, inset ceiling spot light fittings and extractor unit.



Family Bathroom

**BEDROOM 3** [10' 6" x 10' 3" (3.2m x 3.12m)] with outlook over the good sized rear garden, coving, radiator and power points.



Bedroom 3

**BEDROOM 2** [13' 5" x 10' 2" (4.09m x 3.1m)] having a westerly outlook out across the front garden towards the drive entrance, coving, radiator, telephone point, TV aerial point and power points.



Bedroom 2

## OUTSIDE

The property stands on a no-through lane on the western cliff escarpment of the village. Double gates provide access from the lane into the grounds with a long driveway running up to the bungalow providing access to the basement **DOUBLE GARAGE** with two up and over doors, central heating boiler set to one wall with accompanying hot water cylinder, plumbing for a tumble dryer, cold and hot water taps and more than ample power points.

The bungalow stands in its elevated position above the large front garden which has been predominantly laid to lawn with picket fencing to the road frontage. From the driveway there is a walk up to the steps of the terrace where the main entrance to the bungalow is situated. There is pedestrian access to both the northern and southern elevations of the bungalow to the rear garden.

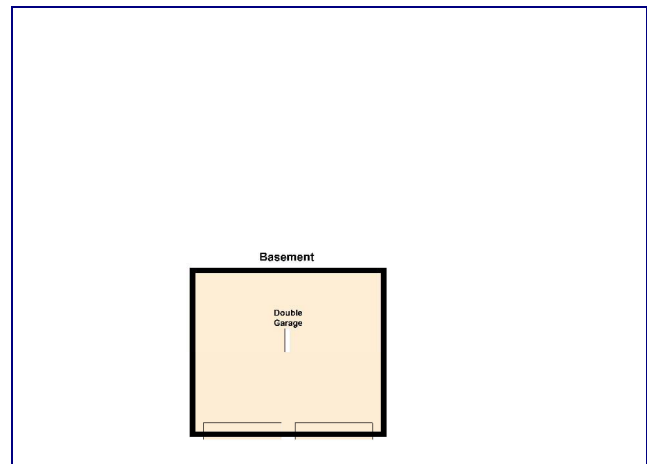
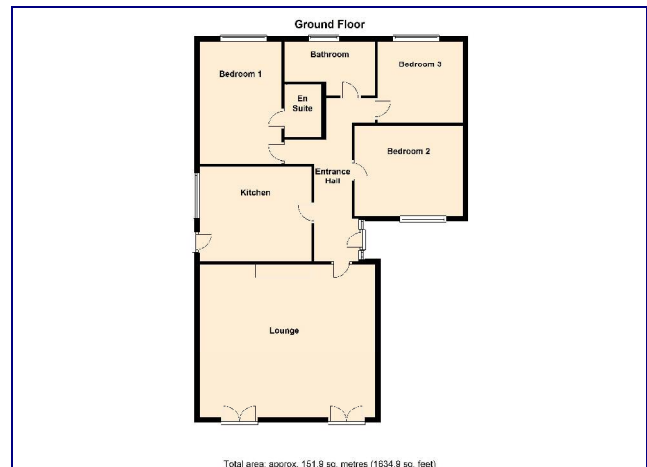
Adjoining the rear of the bungalow there is a good sized concrete patio area and a low retaining wall with steps up leading to the large lawn which runs up the hillside. There is wire and post fencing to the northern and southern boundaries and mature trees sheltering the grounds towards the rear western boundary. There are steps and a pathway running down the northern elevation of the bungalow onto which the side entrance door to the kitchen has access.



Rear Garden



Drive Entranceway



Floor Plans

### NOTE

**Detailed Planning Consent has been received for the significant expansion of the accommodation to provide yet more bedroom/reception accommodation.** Please request for further information available from the agents off





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