

Greengates, Brigg Road, Riseholme, Lincoln, Lincolnshire LN2 2LB

*GUIDE PRICE: **£375,000 - £425,000** (plus fees)



Situation:

Greengates enjoys a private and secluded situation to the east of Brigg Road (A15 Ermine Street) within half a mile of the A46 bypass and within 2.50 miles of the centre of the historic City of Lincoln and the wealth of cultural facilities and amenities that it affords. There is easy access to the surroundings towns of Market Rasen, Scunthorpe, Gainsborough and Newark from which London Kings Cross is approximately an 80 minute journey. Leisure facilities and golf courses are easily accessible.

Description:

Greengates has a high degree of privacy and seclusion and is set in approximately 1.55 acres (0.63 hectares) of grounds and paddock and therefore affords considerable scope for the family interested in country life and rural pursuit and yet being within a few minutes drive of the centre of the vibrant University City of Lincoln. This is a residence of considerable charm and character constructed of rustic brick under multi pitched pantiled roofs. It has the benefit of 3 reception room, 4 double bedrooms, uPVC double glazing and oil fired central heating from a Stanley cooking range. This is a delightful family home with potential for further extension, subject to the usual consents. The accommodation comprises:-

Ground Floor:

Entrance Porch: 1.43m x 1.95m (4'8 x 6'4) Hardwood front door, leaded light window.

Cloakroom:

Pedestal wash basin with mirrored splashback, low flush w.c., two uPVC double glazed windows, fitted shelves, radiator.

Drawing Room: 7.72m x 3.80m (25'3 x 12'5) plus south facing bay window 2.68m x 1.32m (8'9 x 4'3) uPVC double glazed French doors to the patio under the balcony. Claygate type rustic brick fireplace with provision for open fire flanked by two uPVC double glazed windows, beamed ceiling, delph rack, built in cupboard with leaded light door, wall light points, three radiators.

Dining Room: 5.31m x 3.79m (17'5 x 12'5) Claygate type brickette fireplace with provision for open fire, flanked by two uPVC double glazed windows, similar south facing window, radiator.

Lobby: from Drawing Room giving access to:

Study: 3.14m x 2.56m (10'3 x 8'4) maximum, picture rail, built in bookshelves, east facing uPVC double glazed window, radiator in recess.

Half Tiled Kitchen: 4.78m x 2.66m (15'8 x 8'8) ceramic tiled floor, range of built in drawer and cupboard units, double drainer stainless steel sink unit with mixer tap, matching eye level cupboards, Stanley oil fired cooker with boiler for central heating and domestic hot water, three uPVC double glazed windows.

Open Rear Entrance Lobby: 1.62m x 2.34m (5'3 x 7'8) ceramic tiled floor, back door to outhouses, range of deep built in storage cupboards. Open to:

Breakfast/Utility Area: 3.28m x 2.47m (10'9 x 8'1) maximum ceramic tiled floor, built in storage cupboard with part glazed doors, uPVC double glazed window. Walk-in Pantry with fitted shelves.

Curving Staircase from Drawing Room to First Floor Landing:
Built in linen cupboard.

Master Bedroom: 3.78m x 5.84m (12'4 x 19'1) to the front of a range of two double built in wardrobes with locker cupboards over, pedestal wash basin with tiled splashback, two small south facing uPVC double glazed windows, matching west facing French doors to south facing balcony, two radiators.

Bedroom:
3.82m x 3.05m (12'6 x 10'0) including two double built in wardrobes with louvred doors and matching cupboard, uPVC double glazed windows to the west and south, pedestal wash basin with mirrored tiled splashback. Radiator.

Bedroom:
3.70m x 3.52m (12'1 x 11'6) pedestal wash basin, east facing uPVC double glazed window, radiator.

Bedroom:
2.68m x 4.55m (8'9 x 14'11) including built in wardrobe with sliding doors, pedestal wash basin, uPVC double glazed windows to the west and north, radiator.

Part Tiled Shower Room:
Corner shower cubicle with electric shower, pedestal wash basin, low flush w.c., three uPVC double glazed windows, radiator. Access to large roof space.
Bathroom: 3.03m x 2.10m (9'11 x 6'10) white suite comprising panelled bath, pedestal wash basin, low flush w.c., uPVC double glazed window, radiator.

Outside:
The property is approached from Ermine Street via a gated entrance. The driveway serves a detached brick built Garage with flat roof and also a range of quaint brick built outbuildings with steeply pitched hipped pantiled roofs comprising: **Garage** 5.43m x 2.79m (17'9 x 9'1) electric light and power. Double doors to store with oil storage tank and fuel store at the rear. To the east are enclosed lawned gardens with ornamental well with attractive fishpond in a secluded area near to the entrance porch. To the south is a grass paddock. The total site area is in the region of 1.55 acres (0.63 hectares).



Introducer Agent



Tenure: Freehold
Local Authority: Lincolnshire County Council
Solicitors: Burton & Dyson, 22 Market Place, Gainsborough, DN21 2BZ. Tel: 01427 610761. Ref: Miss C Brown.
Energy Performance Certificate (EPC): Current Rating F
Possession: Vacant possession will be given on completion.
Viewing: Strictly by appointment with Auction House.

Additional Fees

Administration Charge: £600 inc VAT payable on exchange of contracts.
Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.