

Dovetail House, Wintringham  
Offers Over £700,000



**MODERN BUILD DETACHED UPGRADED SIX BEDROOM with TWO NEW EN-SUITES, A 23ft LOUNGE, NEW 24 ft KITCHEN DINER. SEPARATE DINING ROOM, SEPARATE FAMILY ROOM. There is a UTILITY, DOWNSTAIRS WC. DOUBLE GLAZING, CENTRAL HEATING. EXTENSIVE OFF ROAD PARKING, LARGE GARDENS, COUNTRYSIDE VIEWS.**

## Entrance Hall

UPVC double glazed door to the front aspect, understairs storage cupboard, radiator, power points, oak balustrade staircase to the first floor landing.

## Lounge 7.00m x 4.19m - 23'0" x 13'9"

Double glazed windows to the front and side aspect, UPVC double glazed French Doors to the rear giving access to the private patio area. TV point, feature fireplace with gas coal effect fire, radiator and power points.

## Dining Room 4.45m x 3.45m - 14'7" x 11'4"

Double glazed window to the front aspect, TV point, radiator and power points.

## Kitchen/Diner 7.45m x 4.50m - 24'5" x 14'9"

### Dining Area

Double glazed window to the side aspect, radiator and power points.

### kitchen Area

Double glazed window to the side aspect, range of shaker style wall and base units with black granite work surface, with sink and drainer with fitted waste disposal unit. Integrated electric oven plus a double electric oven with five ring induction hob, extractor hood, integrated full length fridge and freezer, integrated dishwasher and wine cooler, pull out recycling drawers and integrated microwave, tiled flooring, radiator and power points.

## Utility Room

UPVC double glazed door to the side aspect, giving access to the rear gardens, range of shaker style wall and base units with black granite work surface, sink and drainer, integrated washing machine, radiator, power points, loft access with drop down ladder, fully boarded with light.

### DISCLAIMER

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All correspondence

Email: [lisaestateagent@gmail.com](mailto:lisaestateagent@gmail.com) Mobile: 07930 372277 Web: [lisacroweestateagent.co.uk](http://lisacroweestateagent.co.uk)

Company Number 10066408 VAT Number 238251511

## **WC**

Double glazed window to the side aspect, modern white two piece suite comprising of low flush WC, wash hand basin, extractor fan, radiator, tiled flooring.

## **Family Room 5.68m x 5.57m - 18'8" x 18'2"**

UPVC double glazed windows to the side and UPVC double glazed bi-folding doors to the rear giving access to the rear garden. Bespoke brick built Inglenook fireplace with log burning stove, TV point, radiator and power points.

## **First Floor Landing**

Double glazed window to the rear aspect, airing cupboard, radiator, power points, balustrade oak staircase to the second floor landing.

## **Bedroom One 4.53m x 3.62m - 14'10" x 11'11"**

Double glazed windows to the rear and side aspects, fitted wardrobes, radiator, power points with USB point, storage cupboard with light and loft access,

## **En Suite**

Double glazed window to the side aspect, modern white three piece suite comprising of low flush WC, free standing wash hand basin, walk in double shower, extractor fan, shaver point, chrome heated towel rail.

## **Bedroom Two 3.38m x 3.31m - 11'1" x 10'10"**

Double glazed window to the front aspect, radiator, power points, storage cupboard with light,

## **En Suite**

Double glazed window to the side aspect, modern three piece suite comprising of low flush WC, free standing wash hand basin, fully tiled shower cubicle with electric shower, extractor fan, chrome heated towel rail.

## **Bedroom Three 4.19m x 3.24m - 13'9" x 10'8"**

Double glazed window to the front aspect, fitted sliding wardrobes, radiator and power points.

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## En Suite

Double glazed window to the side aspect, modern three piece suite comprising of low flush WC, free standing wash hand basin, fully tiled shower cubicle with electric shower, extractor fan, chrome heated towel rail.

## Bedroom Three 4.19m x 3.24m - 13'9" x 10'8"

Double glazed window to the front aspect, fitted sliding wardrobes, radiator and power points.

## Bedroom Four 4.19m x 3.18m - 13'9" x 10'5"

Double glazed windows to the side and rear aspects, radiator and power points.

## Family Bathroom

Double glazed window to the front aspect, modern three piece suite comprising of low flush WC, vanity wash hand basin, P shaped bath with shower over, extractor fan, chrome heated towel rail.

## Second Floor Landing

Double glazed window to the rear aspect, access to bedroom five and bedroom six.

## Bedroom Five 4.58m x 3.00m - 14'10" x 9'10"

Velux to the rear aspect, radiator and power points.

## Bedroom Six 4.21m x 3.00m - 13'10" x 9'10"

Velux to the rear, radiator and power points, currently used as an office.

## Front Garden

Low maintenance front garden with Beech hedge and block paved driveway for ample off street parking for numerous vehicles including motor homes. Side double gates leading to the private rear garden.,

## Rear Garden

The rear garden has been landscaped into various outdoor areas, through the wooden double gates you have a lovely quiet private patio area which can be accessed from the lounge. a block paved parking area for numerous vehicles, a log store , camouflaged oil tank and calor gas store. There is a lawned area with mature bush and flower borders and large wooden shed fitted with power points and light.

A Further lawn area with summer house and a further patio area over looks the open fields. There is also a fenced deck area with pizza oven.

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## Rear Garden

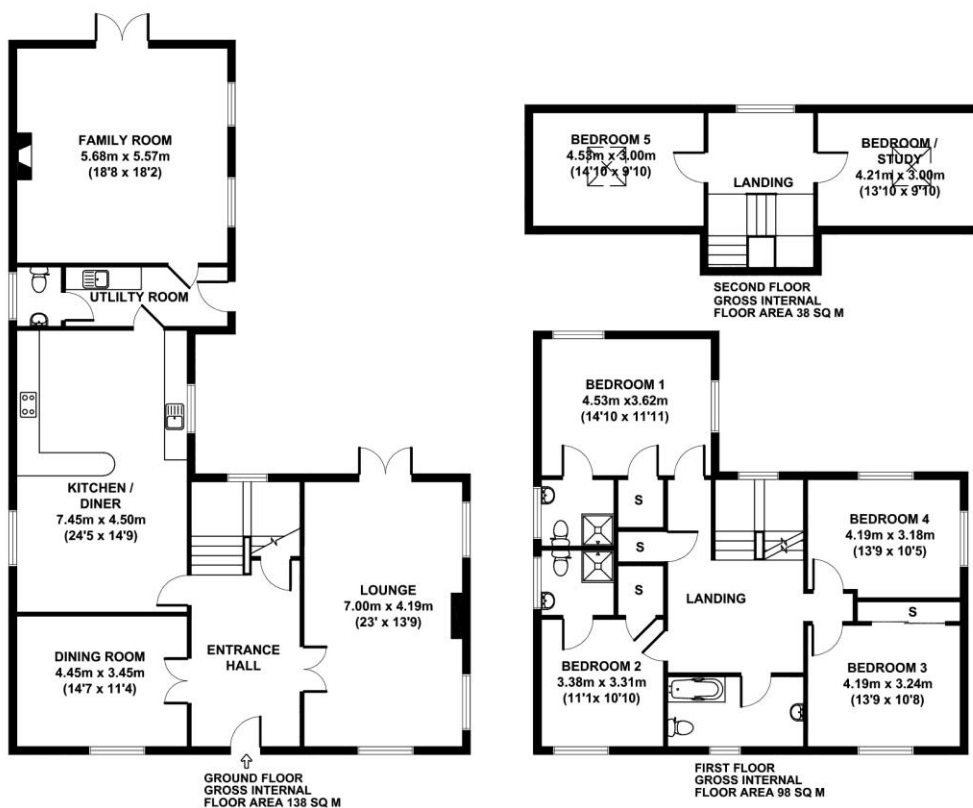
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# Floor Plan



DOVETAIL HOUSE

APPROX. GROSS INTERNAL FLOOR AREA 2943 SQ M / 273 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.