







Church Close, Bonby, Brigg, DN20 0PQ

£365,000

- Superb Detached House
- Four Spacious Bedrooms
- Kitchen and Utility Room
- Three Reception Rooms
- En-Suite to Master Bedroom
- Ample Off-Road Parking and Garage
- Enclosed Rear Garden
- Highly-Sought After Village Location
- Council Tax Band C
- EPC C

Discreetly positioned along a private drive, this attractive four-bedroom detached home offers bright, well-proportioned accommodation ideal for family living. The property features a dual-aspect lounge with a bespoke handmade fireplace, a separate dining room, a converted garage that is utilized as a snug, a spacious conservatory, study, downstairs shower room and a stylish kitchen with adjoining utility room.
Upstairs, four comfortable bedrooms are served by a family bathroom and an en-suite to the principal bedroom.
Outside, a generous reception driveway provides parking for up to six vehicles, alongside a single garage, while the rear garden is mainly laid to lawn.













Bonby is a small and attractive rural village set within the rolling Lincolnshire countryside, offering a peaceful setting while remaining conveniently placed for access to nearby market towns and amenities. The area is well regarded for its open views, quiet surroundings, and strong sense of community. Despite its rural feel, the village is within easy reach of the centres of Brigg and Scunthorpe, providing a good range of shops, schools, and transport links, making it an appealing location for those seeking countryside living with everyday conveniences close at hand.

ACCOMODATION

Spacious living accommodation arranged over two floors.

HALLWAY 3.10 M X 2.90 M

A coloured uPVC entrance door with a decorative glazed panel opens into a spacious central hallway. The hallway features a timber and steel return staircase leading to the first floor, a radiator, and ceiling coving. There is also a useful linen cupboard with an additional radiator, providing practical storage space. The hallway offers access to the main ground floor rooms and creates a bright and welcoming entrance to the home.

LOUNGE 5.87 M X 3.45 M

A bright dual-aspect room with a uPVC double glazed window to the front and double-glazed patio doors opening onto the rear terrace and garden. The room features a hand-crafted solid pine fire surround with a curved mantel, marble effect back and hearth, and an inset modern flame-effect gas fire. Additional features include two radiators, ceiling coving, and TV aerial and satellite points.

KITCHEN 4.04 M X 2.51 M

Extensively fitted with a range of modern pale green fronted units complemented by composite marble and granite effect worktops. The kitchen includes a stainless steel sink unit with cupboards beneath, an integrated dishwasher, and a selection of base units providing ample storage, together with sliding larder cupboards for added convenience.
Cooking facilities include an in-set five-burner stainless steel gas hob with a chimney-style extractor hood above, along with a built-in double oven and microwave with storage above and below. At eye level there are additional wall units with underlighting, as well as two glass-fronted display cabinets. The splash back areas are finished with contrasting tiling, and the room is completed with Amtico flooring, ceiling coving, and a uPVC double glazed window. An archway leads through to the utility room.

UTILITY ROOM 2.06 M X 1.63 M

Fitted with a further cupboard to compliment the kitchen and incorporating an inset stainless steel sink unit. The room also houses a wall mounted gas combination boiler and provides space and plumbing for an automatic washing machine, along with space for an upright fridge/freezer. Additional features include a vertical radiator, Amtico flooring, and a half glazed rear door providing access to the outside.

DINING ROOM 2.90 M X 2.90 M

This well-proportioned room enjoys a pleasant outlook through a double-glazed window overlooking the conservatory. The space provides ample room for a dining table and chairs, making it well suited to both everyday use and entertaining guests. Additional features include ceiling coving and a radiator, creating a comfortable and practical dining environment.

CONSERVATORY 6.22 M X 2.49 M

A bright conservatory enjoying views over the rear garden, constructed with double glazed windows and a glazed roof to maximise natural light. The room features Egyptian limestone flooring with bronze inserts and is fitted with an air conditioning unit for added comfort. French doors provide direct access to the rear garden.

STUDY 2.31 M X 2.26 M

A useful workspace with a uPVC double glazed window providing natural light. The room includes a radiator, ceiling coving, and spot lighting, along with fitted shelving and an extensive range of beech-effect fronted cupboards to one wall offering good storage. Additional features include a telephone point and access to a shallow roof space.

SNUG 5.03 M X 2.54 M

A former garage has been thoughtfully converted into a cosy snug, providing a comfortable additional living space. The room features a carpeted floor, a radiator for efficient heating, and a uPVC window that allows natural light to brighten the space.

DOWNSTAIRS SHOWER ROOM

Accessed through an opaque glazed door, this spacious ground floor shower room offers a walk-in shower cubicle, a pedestal hand wash basin and a low-level flush W.C. a uPVC window and vinyl flooring.

LANDING

A distinctive staircase rises past a half landing featuring a fixed arched uPVC double glazed window, allowing natural light to fill the space, and continues to the main landing. The landing is finished with a timber and steel balustrade rail and provides laddered access to the first floor.

BEDROOM ONE 3.81 M X 2.90 M

With a uPVC double glazed window to the rear aspect, fitted with built-in blinds and providing pleasant views over the garden. The room is also fitted with a radiator and benefits from a range of built-in furniture along one wall, including three double wardrobes offering ample hanging and storage space. The layout provides plenty of room for additional bedroom furnishings, making it a comfortable and practical principal bedroom.

EN-SUITE SHOWER ROOM 2.03 M X 1.57 M

Fitted with pedestal wash hand basin, and a glazed and tiled shower enclosure and a low-level flush W.C. The walls are tiled to half height, and additional features include a chrome towel radiator, electric shaver point, and a uPVC double glazed window providing natural light and ventilation.

BEDROOM TWO 3.68 M X 3.17 M

With a uPVC double glazed window to the rear aspect, fitted with inset blinds and providing good natural light. The room also benefits from a radiator, creating a comfortable and practical space.

BEDROOM THREE 3.51 M X 2.06 M

With a uPVC double glazed window to the rear elevation, fitted with integrated blinds, allowing for both natural light and privacy. The room also includes a radiator.

BEDROOM FOUR 2.64 M X 2.34 M

With a uPVC double glazed window to the front elevation providing good natural light. The room also features a radiator and an attractive ceiling rose adding a decorative touch.

BATHROOM 2.11 M X 1.68 M

Fitted with a three-piece suite comprising a panelled bath with mixer tap, pedestal wash hand basin, and close-coupled WC. The walls are finished with matching tiling to half height, and the room also benefits from a radiator, electric shaver point, and a uPVC double glazed window providing natural light and ventilation.

OUTSIDE

The property is located at the head of a private drive and is approached via a generous block paved reception area providing off-road parking for up to six vehicles. An attached single garage sits beyond the driveway. The remainder of the frontage includes a small lawn with established shrubs and a flagged seating or amenity area to the side of the garage.
A side pathway provides access to the rear garden, which is arranged over two lawned tiers with central steps linking the levels. The garden also features neatly shaped and clipped shrubs along with a small soft fruit area. The side and rear boundaries are clearly defined by timber panel fencing, creating a private and well enclosed outdoor space.

FIXTURES AND FITTINGS

All built in appliances, blinds, light fittings and fixed floor coverings are to be included within the sale of the property.



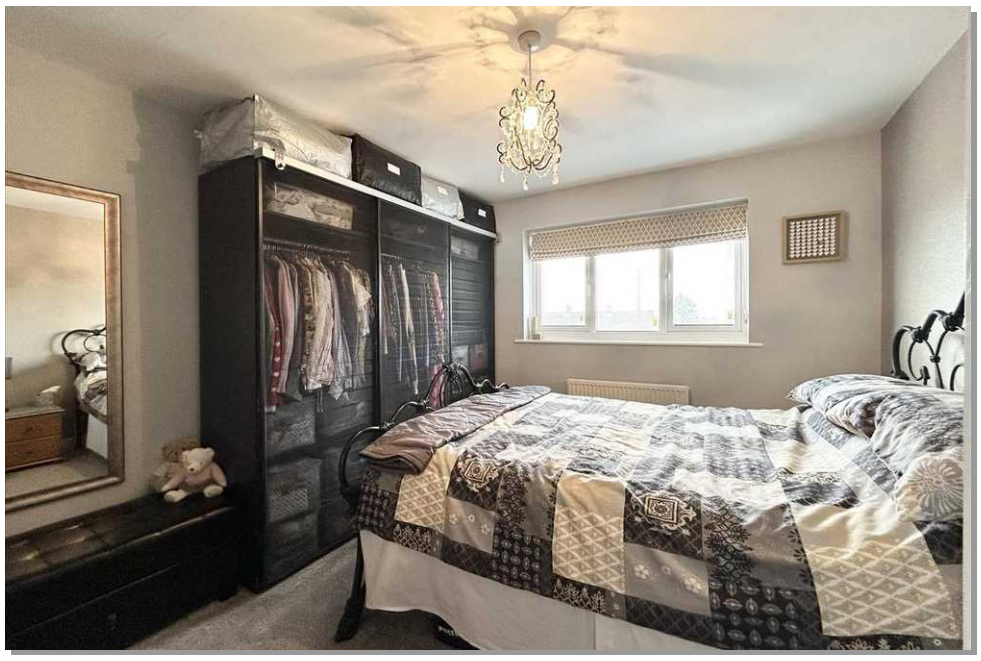

CHRIS'S
MAN CAVE





















GROUND FLOOR
1176 sq.ft. (109.2 sq.m.) approx.

1ST FLOOR
554 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1730 sq.ft. (160.7 sq.m.) approx.

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