







Arkle House, Main Street, Searby, Barnetby, Lincolnshire, DN38 6BG

£375,000

- Superb Executive Detached House
- Three Generous Double Bedrooms
- Spacious Dual-Aspect Lounge and Separate Dining Room
- Open-Plan Kitchen/Breakfast Room
- Modern Family Bathroom and En-Suite
- Large Conservatory Overlooking the Garden
- Off-Road Parking and Garage
- Approx. 1,915 sq.ft. of Accommodation
- Popular Village Setting
- Council Tax Band E

REDUCED FOR QUICK SALE!!!

This substantial detached family home offers spacious and versatile accommodation extending to approximately 1,915 sq.ft., thoughtfully arranged across two floors. The property combines generous reception space with well-proportioned bedrooms, making it ideal for modern family living.

To the ground floor, the home benefits from a welcoming entrance hall leading to a spacious lounge, separate dining room, and an open-plan kitchen/breakfast room designed for both everyday living and entertaining. A useful ground floor W.C. and a large conservatory overlooking the rear garden further enhance the accommodation.

To the first floor are three impressive double bedrooms, including a generous principal bedroom with en-suite facilities, alongside a contemporary family bathroom.

Externally, the property enjoys private gardens, driveway parking, an attached garage, and an attractive village position.













Searby is a highly regarded Lincolnshire village situated on the edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, offering an attractive blend of rural charm and everyday convenience. The village enjoys a peaceful countryside setting while remaining well placed for access to nearby towns including Brigg, Market Rasen, and Caistor. The nearby market town of Brigg, approximately six miles away, provides an excellent range of amenities including supermarkets, independent shops, cafés, restaurants, public houses, leisure facilities, and well-regarded schooling. Further amenities and commuter links are available via the M180 motorway network, providing convenient access to Scunthorpe, Hull, Grimsby, and Doncaster. The surrounding area is renowned for its picturesque countryside, scenic walking routes, and outdoor pursuits, making Searby an ideal location for those seeking village living with easy access to both local amenities and wider transport connections.

ACCOMODATION

The living accommodation is conveniently situated over two floors.

HALLWAY

A welcoming central hallway providing access to the principal ground floor accommodation and staircase rising to the first floor, featuring an oak handrail and decorative balustrades. The space offers excellent circulation throughout the home and creates an inviting first impression, further complemented by stylish herringbone flooring, a composite entrance door, and a central heating radiator.

LOUNGE 6.96 M X 4.17 M

A superbly proportioned dual-aspect reception room enjoying excellent natural light from multiple windows and French doors leading into the conservatory. Offering ample space for both seating and entertaining, the lounge provides a warm and comfortable family living environment. Further benefits include a marble feature fireplace with an inset fire, decorative coving and mouldings, a dado rail, carpeted flooring, two central heating radiators, and an attractive exposed brick feature wall adding character to the space.

DINING ROOM 5.28 M X 4.47 M

A generously sized formal dining room offering excellent versatility and ample space for a large family dining table and additional furnishings, ideal for entertaining and family gatherings. The room further benefits from oak flooring, a central heating radiator, two pendant ceiling lights, and an archway leading through to the kitchen.

KITCHEN/BREAKFAST ROOM 5.28 M X 3.43 M

The spacious dual-aspect kitchen/breakfast room is fitted with a range of sleek high-gloss wall and base units, complemented by granite worktops. It includes a built-in stainless steel four-ring gas hob, a double oven, and space for additional appliances. A composite one-and-a-half bowl sink with mixer tap is also featured. The room offers ample space for bar stools, making it a practical and sociable setting ideal for everyday family living. Oak flooring completes the space, adding warmth and character throughout.

CONSERVATORY 3.00 M X 2.31 M

Positioned to the rear of the property, the brick-based conservatory provides an ideal additional reception space with pleasant views over the garden. Versatile in use, it is well suited as a sitting area, garden room, or home office. The space benefits from tiled flooring and direct access out into the garden.

W.C. 2.16 M X 1.45 M

The rear facing cloakroom is fitted with a low-level flush toilet and a pedestal hand wash basin, Herringbone flooring , and is conveniently positioned off the hallway.

BEDROOM ONE 5.28 M X 4.47 M

An impressive principal double bedroom offering generous proportions, with ample space for wardrobes and additional bedroom furnishings. The room overlooks the front garden and benefits from two ceiling pendant lights, with carpeted flooring providing a warm and comfortable finish throughout.

EN-SUITE 3.43 M X 2.16 M

A spacious en-suite comprising a walk-in shower, wash hand basin, and low-level WC. The room is finished with Mermaid boarding, and includes a radiator for added comfort, along with an opaque glazed window providing natural light and privacy.

BEDROOM TWO 4.17 M X 3.73 M

A further generous double bedroom, enjoying excellent natural light and well-proportioned space. The room is finished with decorative coving and benefits from two windows, carpeted flooring, and a ceiling pendant light.

BEDROOM THREE

A well-proportioned third bedroom, enjoying a pleasant outlook over the rear garden. The room offers a comfortable and versatile space, ideal as a bedroom, nursery, or home office. It is finished with carpeted flooring, decorative coving, and a radiator, providing both warmth and comfort throughout. Natural light enhances the room's welcoming feel, making it a practical and appealing addition to the property.

BATHROOM 3.43 M X 3.10 M

A spacious family bathroom fitted with a bath, separate shower enclosure, wash hand basin, and WC. The room is finished with mermaid boarding, and is complemented by stylish herringbone flooring. Well presented throughout, it offers a practical yet comfortable space, thoughtfully designed to suit modern family living.

STEP OUTSIDE

The property is enhanced by attractive and well-established surrounding gardens, offering a generous and versatile outdoor space that is ideal for both family living and entertaining guests throughout the year.
To the front, the garden is predominantly laid to lawn and is thoughtfully landscaped with a selection of mature trees, established shrubs, and well-stocked planted borders, all of which contribute to a welcoming and visually appealing approach to the home. A resin driveway provides a smart, modern finish while also offering convenient and practical off-road parking, leading directly to the garage. The frontage combines both curb appeal and functionality, creating a balanced and inviting first impression.
To the rear, the garden is fully enclosed by timber fencing, providing a high degree of privacy and security. This outdoor space is mainly laid to lawn and is bordered by mature trees and established planting, giving it a sense of maturity and seclusion. A resin pa

SERVICES

Mains electricity, water, drainage, and gas are understood to be connected to the property.

FIXTURES AND FITTINGS

All fitted floor coverings, blinds, light fittings, and integrated appliances are to be included within the sale unless otherwise agreed.

COUNCIL TAX BAND

The Council Tax Band for this property is Band E as confirmed by West Lindsey Council.

































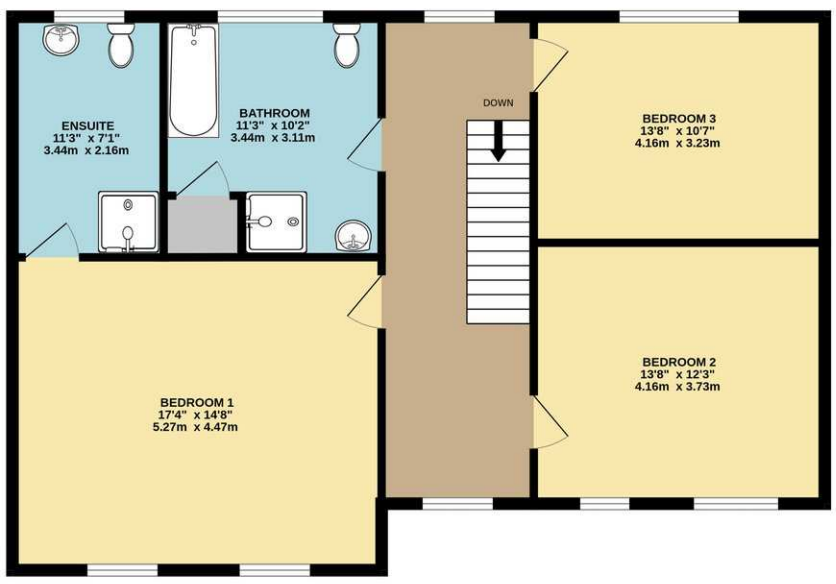




GROUND FLOOR
992 sq.ft. (92.2 sq.m.) approx.



1ST FLOOR
923 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA : 1915 sq.ft. (177.9 sq.m.) approx.

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