



Loricha House, Summer Hill, Gainsborough, Lincolnshire

£465,000

COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

Loricha House, Summer Hill, Gainsborough, Lincolnshire, DN21 1HQ

Spacious and most individually styled modern family home offering over 3,500 sq ft of internal accommodation.

Location

The property occupies a sizable plot in the market town of Gainsborough; with its highly regarded Queen Elizabeth High School and the newly completed Marshalls Yard leisure and retail complex. The historic Cathedral City of Lincoln, Retford, and also Doncaster with its Robin Hood International airport, are all within easy commuting distances. There are good links to the A1 and motorway network from either Blyth or Newark.

Description

Loricha House is a spacious and most individually styled modern family home offering far reaching, elevated views. The property benefits from gas central heating and upvc double glazed windows throughout. An internal viewing is essential to discover over 3,500 sq ft of accommodation over two storeys briefly comprising breakfast kitchen, lounge, dining room, games room and six bedrooms. The property is approached via electric gates with entrance and exit gates. Also externally there are landscaped gardens that are mainly laid to lawn and also there is an extensive block paved driveway that provides off road parking for several vehicles and which leads to the detached double garage.

Upper Ground Floor Accommodation

External door opens into:

The Foyer

Useful lobby area which is open plan and leads through into:

The Lounge 19'8 x 19'7 (max)

A dual aspect contemporary room which is full of light and has a pair of French doors opening out onto the wooden balcony outside. There is an obscure glazed arched window to the front elevation and also windows providing elevated views to the rear. The lounge ceiling is raised and also lined with exposed beams but, the main focal point of this room is the stunning open fire place with exposed brickwork and cast iron living flame gas fire.

A spindled wooden banister and stairs lead down from the lounge to the accommodation on the lower ground floor. There is a wall light providing extra light.

Through an archway there is access to two bedrooms, both having ensuite facilities, there is also an airing cupboard and open plan through into the kitchen.





Enjoy elevated views from the Balcony at the rear of the property.

The Dining Kitchen 20'8 x 15'2 (max)

Spacious open plan dining kitchen that boasts an extensive range of units and work surface area. This multi aspect room has five windows offering views to the front and side, elevated rear views and a part glazed external door to the front.

A range of co-ordinating light wooden display cabinets with back and pelmet lighting, fitted wall and base units with a contrasting dark colour working surface frame this room perfectly. The kitchen also has a central island that includes cupboard space, a fitted microwave, drawers, a fitted wine rack underneath and it also provides another separate dining area.

An elegant stone tiled floor extends the whole length of the kitchen and makes a practical choice of flooring. The kitchen comprises a generous sized sink with co-ordination draining board, a Belling stainless steel five ring gas hob with matching extractor hood over, a Belling stainless steel double oven, an American style fridge/freezer, integrated dishwasher and a walk in pantry providing ample shelving space. Two elegant arch ways lead through into the lounge, dining room and the cloakroom.

The Cloakroom

Comprising of a wash hand basin and a WC. There is a tiled floor and frosted glazed window to the front aspect.

The Dining Room 12'4 x 11'8

Two windows enjoy an elevated view to the rear elevation and French doors open out onto a large wooden balcony. An archway leads through into the lounge.

Bedroom One 15'0 x 13'3

Double bedroom with French doors opening onto the wooden balcony outside. There is a telephone point and a door through into:

The En-suite

Light room which includes a four piece suite comprising of a generous corner bath with tiled splash backs, a Saniton wash hand basin with tiled splash backs, a Saniton WC and a glass screened Triton corner shower. There is also a heated towel rail and an obscure window to the side elevation.

Bedroom Two 14'11 x 10'1 (max)

A double bedroom with a window offering views of the front garden, a door leads through into:

The En-suite

Suite comprising of a glass screened corner shower unit with Triton shower, a wash hand basin and a WC. There is a window offering views to the side of the property.

The Lower Ground Floor

The hall has doors leading off to four bedrooms, games room, utility room and two bathrooms.

Bedroom Three 11'7 x 10'8

Generous sized double bedroom with en-suite facilities and a window that offers a view out of the rear of the property.

The En-Suite

Having a tiled floor and fully tiled walls with mosaic detailing surrounding the bath. The suite comprises a Sanitan wash hand basin with brass taps, a Sanitan WC with a wooden seat and lid also a corner bath. There is also a glass display shelf, a heated towel rail, down lighting and an extractor fan.

Bedroom Four 9'11 x 9'6

A light room with a window that offers views to the rear elevation.

Bedroom Five 9'11 x 9'6

A spacious room that enjoys elevated views to the rear of the property.

Bedroom Six 17'5 x 10'2

A light and spacious room that is currently used as a gym. The room

has a wood effect laminate flooring and window to the side elevation.

The Games Room 31'0 x 14'11 (max)

Spacious dual aspect room that extends along the whole depth of the ground floor accommodation. Two windows offer views out to the side of the property and a pair of French doors opens out to the rear of the property filling the room full of light. There is a useful walk in cupboard for storage.

The Utility Room 13'3 x 10'3 (max)

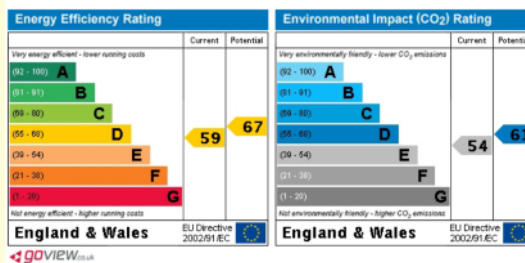
A room of generous proportions with a range of fitted base units all of which have working surfaces. The room comprises of a sink with drainage board, there is also provision and plumbing for an automatic washing machine. A window offers views to the side elevation and a part glazed door opens out to the rear.

Shower Room One

Having a stylish modern suite with a contrasting dark tiled slate floor and grey half height tiling to the walls. The suite comprises extractor fan, a Shower Force shower encased in a dark tinted glass screen, WC and matching wash hand basin.

Shower Room Two

This shower room has an elegant light coloured marble tiled floor and fully tiled walls. The suite comprises extractor fan, Shower Force shower behind a glass screened cubicle, a stylish light coloured Roca wash hand basin and a matching WC.



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

Fine & Country North Lincolnshire
Marshalls Court
Opposite Marshalls Yard
Spring Gardens
Gainsborough
Lincolnshire
DN21 2AG

Tel: 01427 677775 or 0844 800 9808

Fax: 01427 811000

Email: northlincs@fineandcountry.com

Each Fine & Country office is independently owned and operated under licence.

© Copyright Ravensworth F312 Your ref:

To find out more or arrange a viewing please contact 0844 800 9808 or visit www.fineandcountry.com