



## The Old Rectory, Rectory Lane, Lea, Gainsborough, DN21 5JA

**£700,000**

An impressive Grade II Listed Former Rectory positioned in an approximately 1.7 acre garden in the heart of the rural village of Lea, between Lincoln and Gainsborough. Dating back to approximately C1760, with substantial internal accommodation spread over three floors and further benefitting from large barns which are ideal for conversion (subject to necessary consent). The property has many original features such as sash windows, ceiling beams, wooden wall panelling and original fireplaces. The property has been lovingly restored to a high standard and viewing is essential to appreciate the accommodation on offer.





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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – E (GRADE II LISTED)**

**COUNCIL TAX BAND – F.**

**LOCAL AUTHORITY -** West Lindsey District Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

**LOCATION**

Lea is a small rural Village and Civil Parish in the West Lindsey district of Lincolnshire, approximately 2.5 miles south from Gainsborough Town Centre and approximately 15 miles from Lincoln City Centre. Lea has a village hall, a park and a local primary school. There are a range of facilities located in the nearby town of Gainsborough including Marshall's Yard Shopping Centre, supermarkets and excellent secondary schooling. The nearby town of Retford offers a train station with a mainline to London Kings Cross.







#### ENTRANCE HALL

With tiled flooring, staircase to first floor and radiator.

#### KITCHEN

16' 4" x 14' 1" (5.00m x 4.31m) Fitted with a range of wall and base units with work surfaces over, electric Aga, eye level electric double oven, electric five ring hob, under mount 1½ bowl sink with side drainer and mixer tap over, integrated fridge freezer, central island with breakfast bar and downlighters, tiled flooring, tiled splashbacks, sash window and radiator.

#### BREAKFAST ROOM

16' 1" x 7' 4" (4.91m x 2.24m) With bay window, tiled flooring and radiator.



#### DINING ROOM

16' 3" x 16' 1" (4.96m x 4.91m) With open fire in a feature fireplace, decorative oak panelling to the walls, parquet flooring, French doors to the garden and radiator.

#### SITTING ROOM

16' 4" x 16' 1" (4.98m x 4.91m) With log burner in a feature fireplace, sash window and two radiators.

#### STUDY

14' 8" x 8' 10" (4.49m x 2.70m) With tiled flooring and double doors to the rear garden.



#### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity unit, tiled splashbacks and flooring, storage cupboard and sash window.

#### REAR HALL

With door to the rear garden, tiled flooring, two sash windows and radiator.

#### WORKSHOP/STORE ROOM

12' 0" x 7' 8" (3.67m x 2.36m) With door to the side garden and wooden flooring.

#### LIVING ROOM

15' 10" x 14' 9" (4.85m x 4.50m) With log burner in a feature fireplace, two sash windows, two radiators and parquet flooring.



#### UTILITY/SHOWER ROOM

With shower cubicle, close coupled WC, Belfast sink, spaces for washing machine and tumble dryer, tiled flooring, tiled splashbacks, electric radiator and window.

#### FIRST FLOOR LANDING

With wooden flooring, radiator and sash window.

#### BEDROOM 1

20' 8" x 16' 4" (6.30m x 4.99m) With sash window, decorative fireplace and two radiators.



#### DRESSING ROOM

Fitted with a range of wardrobes, sash window and radiator.

#### EN-SUITE BATHROOM

Fitted with a four piece suite comprising of panelled bath, shower cubicle, Burlington wash hand basin on chrome wash stand and close coupled WC, tiled flooring, partly tiled walls, radiator and two windows.

#### BEDROOM 2

16' 0" x 16' 0" (4.9m x 4.88m) With two sash windows, feature fireplace, wooden flooring and radiator.

#### EN-SUITE BATHROOM

With feature freestanding bath tub, twin sinks on a vanity style unit and close coupled WC, wooden flooring, window and radiator.



#### BEDROOM 3

16' 5" x 16' 4" (5.02m x 4.98m) With sash window, feature fireplace and radiator.

#### BEDROOM 4

16' 5" x 13' 6" (5.01m x 4.13m) With sash window, feature fireplace and radiator.

#### DRESSING ROOM/BEDROOM 6

11' 10" x 7' 7" (3.63m x 2.32m) With sash window, built-in double wardrobe and radiator.



#### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin on a vanity unit and close coupled WC, tiled flooring, tiled splashbacks, radiator and window.

#### SECOND FLOOR LANDING

With window, radiator and storage cupboard.

#### BEDROOM 5

15' 10" x 15' 4" (4.85m x 4.69m) With three windows, feature brick fire place and two radiators.

#### EN-SUITE BATHROOM

Currently being fitted with a three piece suite comprising of corner bath, pedestal wash hand basin and close coupled WC, tiled flooring, radiator and window.



#### OUTSIDE

The Old Rectory sits in grounds of approximately 1.7 acres with gated gravelled driveways providing off street parking for multiple vehicles. The property has extensive formal lawned gardens wrapping around the house with patio areas, mature flowerbeds, trees and shrubs. There is also a mature orchard with a multitude of fruit trees. The grounds also have a brick built two storey gazebo overlooking the garden.





## BARN

Detached from the main property is a large L-shaped brick barn with many rooms which could be converted (subject to the relevant planning consents) to create an annex, workshops or office space. The barn benefits from water supply, drainage, power and Wi-fi connection.

## NOTE

There is a covenant stating that whilst development of the existing buildings is permitted with relevant planning permission, no new building development is allowed within the grounds.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

### GENERAL

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Approximate Area = 498.7 sq m / 5368 sq ft  
 Outbuildings = 209.3 sq m / 2253 sq ft  
 Total = 708 sq m / 7621 sq ft  
 Including Limited Use Area (26.3 sq m / 283 sq ft)  
 For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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