



**The Paddocks, Monson Road, Northorpe,
Gainsborough, DN21 4AE**

Offers Over £725,000

A substantial detached family home situated in the pleasant rural village of Northorpe, which is located in the West Lindsey District of Lincolnshire. The impressive living accommodation briefly comprises of Main Reception Hall, Cloakroom, Lounge, Sitting Room, Sun Room, further Reception Room, fitted Dining Kitchen, Utility Room and a First Floor Landing leading to four Bedrooms, Principle Bedroom with Dressing Room and En-suite Bathroom and the three further Bedrooms with En-suite Shower Rooms. In addition to the main residence there is a detached annexe with five garages below and a workshop. The garages are fully plastered and offer potential for further internal development (subject to necessary consents). The internal accommodation of the annexe briefly comprises of Entrance Hall leading to the First Floor Landing, approx. 32ft Lounge, Dining Kitchen and two Bedrooms with En-suite Shower Rooms. Outside the property is situated on a substantial plot with a gated entrance leading to the extensive gravelled driveway providing off road parking/hardstanding for vehicles.

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SERVICES

Oil fired central heating systems to both the house and the annexe. Mains electricity, water and drainage.

HOUSE EPC RATING – D.

ANNEXE EPC RATING – E.

HOUSE COUNCIL TAX BAND – F.

ANNEXE COUNCIL TAX BAND – A.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Northorpe is a quaint village known for its peaceful surroundings and rural charm. The village is surrounded by beautiful countryside, making it an ideal location for those looking to enjoy a quiet and picturesque setting. Northorpe is located approx. 8 miles from Gainsborough and approx. 10 miles from Scunthorpe, where all the usual town amenities can be located.



ACCOMMODATION

RECEPTION HALL

16' 0" x 12' 11" (4.88m x 3.94m), with main entrance door, UPVC window, stairs to the first floor and tiled floor.

CLOAKROOM

With WC, wash hand basin, tiled floor, towel radiator, part tiled surround, cornice coving to ceiling, extractor fan and UPVC window.

LOUNGE

24' 9" x 14' 0" (7.54m x 4.27m), with two UPVC windows, feature fireplace surround, cornice coving to ceiling, inset spotlights and dado rail.



SITTING ROOM

23' 6" x 16' 0" (7.16m x 4.88m), with four UPVC windows, cornice coving to ceiling, inset spotlights and dado rail.

SUN ROOM

20' 2" x 9' 3" (6.15m x 2.82 m), with UPVC French/patio doors, two Velux windows, inset spotlights, three further UPVC windows and tiled floor.

RECEPTION ROOM

13' 0" x 12' 3" (3.96m x 3.73m), with cornice coving to ceiling, dado rail and inset spotlights.

KITCHEN/DINER

24' 8" x 13' 10" (7.52m x 4.22m), fitted with a range of kitchen base and wall cupboards, display units, two fitted ovens, hob, integral fridge freezer, 1½ bowl sink unit and drainer, dishwasher, part tiled surround, cornice coving to ceiling, inset spotlights, tiled floor and four UPVC windows.



UTILITY ROOM

17' 0" x 9' 9" (5.18m x 2.97m), with a range of fitted units, sink unit and drainer, part tiled surround, inset spotlights, plumbing for washing machine, two UPVC windows and UPVC rear entrance door.

FIRST FLOOR LANDING

With airing cupboard housing the hot water cylinder, cornice coving to ceiling, inset spotlights, dado rail and further built-in storage room.

BEDROOM

16' 1" x 15' 5" (4.9m x 4.7m), with four UPVC windows, fitted bedroom furniture, cornice coving to ceiling and inset spotlights.



DRESSING ROOM

14' 1" x 10' 4" (4.29m x 3.15m), with a range of fitted wardrobes, UPVC window, cornice coving to ceiling and inset spotlights.

EN-SUITE BATHROOM

With suite to comprise of bath, fitted shower cubicle, WC and wash hand basin, tiled walls and UPVC window.



BEDROOM

14' 1" x 12' 0" (4.29m x 3.66m), with two UPVC windows, single radiator, fitted bedroom furniture, cornice coving to ceiling and inset spotlights.

EN-SUITE

With suite to comprise of WC, wash hand basin and fitted shower cubicle, tiled floor, tiled walls, inset spotlights, extractor fan, cornice coving to ceiling, towel radiator and UPVC window.

BEDROOM

13' 11" x 12' 3" (4.24m x 3.73m), with two UPVC windows, single radiator, fitted bedroom furniture, cornice coving to ceiling and inset spotlights.

EN-SUITE

With suite to comprise of WC, wash hand basin and fitted shower cubicle, tiled floor, tiled walls, inset spotlights, extractor fan, cornice coving to ceiling, towel radiator and UPVC window.



BEDROOM

13' 11" x 12' 0" (4.24m x 3.66m), with two UPVC windows, single radiator, fitted bedroom furniture, cornice coving to ceiling and inset spotlights.

EN-SUITE

With suite to comprise of WC, wash hand basin with vanity cupboard and fitted shower cubicle, towel radiator, cornice coving to ceiling, inset spotlights, extractor fan and UPVC window.



ANNEXE ACCOMMODATION

ENTRANCE HALL

With courtesy door to garage, stairs to the first floor, single radiator and cupboard housing the oil fired central heating boiler.

FIRST FLOOR LANDING

With two UPVC windows and single radiator.

LOUNGE

32' 6" maximum excluding the sloping ceiling x 14' 7" (9.91m x 4.44m), with four UPVC windows, four double radiators and inset spotlights.

KITCHEN

17' 10" x 8' 3" (5.44m x 2.51m), fitted wall and base cupboards with drawers and work surfaces over, fitted oven and hob, double radiator, sink unit and drainer, part tiled surround and two UPVC windows.

BEDROOM

12' 0" x 8' 8" (3.66m x 2.64 m), with UPVC window and two double radiators.

EN-SUITE

With suite to comprise of fitted shower cubicle, WC and wash hand basin, tiled walls, coving to ceiling, towel radiator and extractor fan.





BEDROOM

11' 11" x 8' 7" (3.63m x 2.62m), with UPVC window and two double radiators.

EN-SUITE

With suite to comprise of fitted shower cubicle, WC and wash hand basin, tiled walls, towel radiator and extractor fan.

OUTSIDE

The property is situated on an extensive mature plot with gardens to the front and rear. There is a gated entrance leading to an extensive gravelled driveway providing off road parking/hardstanding for numerous vehicles. There are five garage incorporated below the detached annexe.

The extensive front garden is predominantly laid to lawn with a wide variety of mature trees and extensive gated gravel driveway. The tiered rear garden has a lawned area, a variety of mature trees and a raised patio area.

DOUBLE GARAGE

21' 7" x 20' 6" (6.58m x 6.25m), with two electric up and over doors, light and power.

GARAGE

18' 0" x 11' 1" (5.49m x 3.38m), with electric up and over door, two UPVC windows, light and power.

WC

With rear entrance door, WC, wash hand basin, tiled floor and UPVC window.

DOUBLE GARAGE

With two up and over doors.

WORKSHOP

17' 10" x 7' 9" (5.44m x 2.36m), with two radiators and double doors.

WEBSITE

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walker will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

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 thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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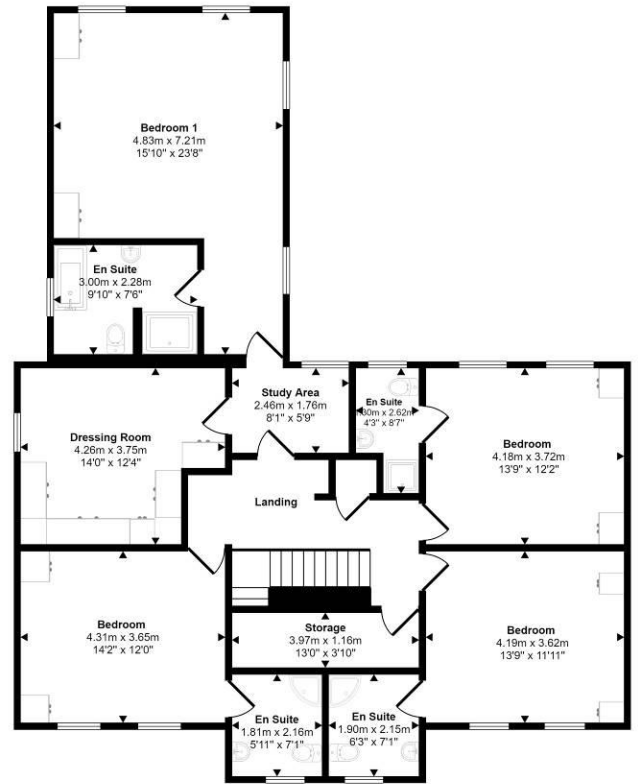
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HOUSE FLOORPLAN

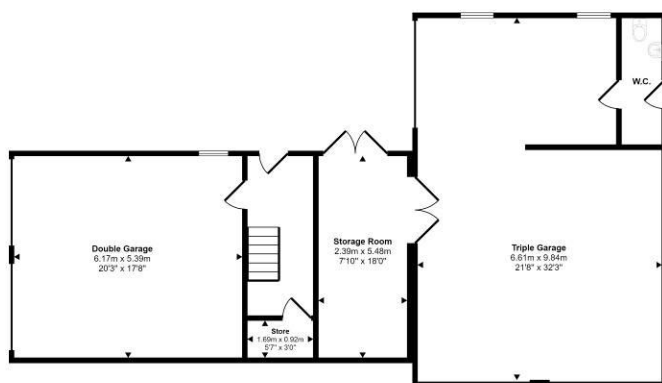


Ground Floor
Approx 180 sq m / 1937 sq ft



First Floor
Approx 136 sq m / 1462 sq ft

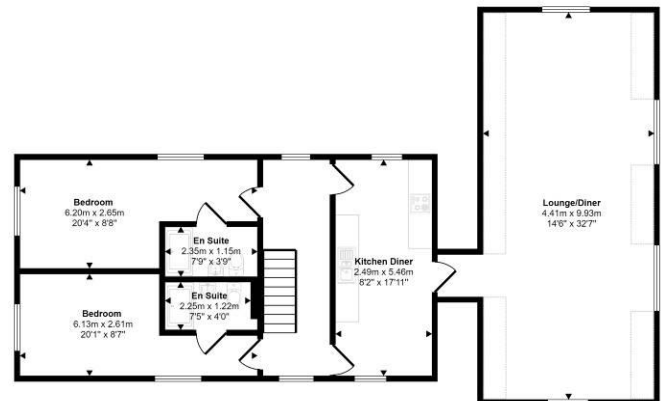
ANNEXE AND GARAGES FLOORPLAN



Garage/Annexe
Approx 122 sq m / 1318 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Annexe First Floor
Approx 103 sq m / 1109 sq ft

Denotes head height below 1.5m

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.