



Tennyson House, Willingham Road

Kexby, Gainsborough, DN21 5ND



Book a Viewing!

£375,000

A detached cottage of character situated in a pleasant non-estate position within the village of Kexby. The cottage, which we have been advised originally dates back to the 1874, offers spacious living accommodation to briefly comprise of Entrance Hall, Lounge, Sitting Room, approx. 19ft Dining Kitchen, Utility Room which incorporates a Shower Area and a First Floor Landing leading to three Bedrooms and a spacious Family Bathroom. Outside there is a gated entrance leading to an extensive gravelled driveway providing off road parking/hardstanding for numerous vehicles. There is a raised garden area benefiting from excellent open views. There is also the added benefit of a Detached Outbuilding. The property further benefits from gas central heating and viewing is highly recommended to appreciate this cottage of character and the pleasant position.





SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Kexby is a small village community close to the market Town of Gainsborough. There is a range of local amenities in the nearby villages of Upton, Sturton by Stow and Saxilby. There are primary schools located in the nearby villages of Marton, Lea and Sturton-by-Stow. Lincoln City Centre is approx. 13 miles away and Gainsborough is approx. 5 miles away from the village. The village is approx. a 7 minute drive to Morrisons and there are 2 buses to the Gainsborough Grammar School from the bus stop which is only a short walk from the house.





ACCOMMODATION

ENTRANCE HALL

With solid Oak main entrance door, two double glazed windows, double radiator, exposed wood flooring and stairs to the first floor.

LOUNGE

13' 8" x 12' 2" (4.17m x 3.71m) With double glazed window, log burner and Inglenook fireplace, beams to ceiling and double radiator.

SITTING ROOM

13' 8" x 12' 3" (4.17m x 3.73m) With two double glazed windows, log burner and feature Inglenook fireplace, double radiator, beams to ceiling and under stairs storage area.

KITCHEN/DINER

19' 6" x 13' 8" (5.94m x 4.17m) Fitted with a range of cupboards, integral dishwasher, integral fridge, Belfast sink, inset spotlights, fitted larder cupboards, Range masker cooker, tiled flooring, beams to ceiling, double glazed window and double glazed patio doors.

UTILITY ROOM

13' 10" x 12' 3" (4.22m x 3.73m) With three UPVC windows, Velux window, fitted base units, Ideal logic gas boiler and a side entrance door.

SHOWER ROOM

With WC and shower.

FIRST FLOOR LANDING

BEDROOM

13' 8" x 12' 3" (4.17m x 3.73m) With double glazed window, exposed wood flooring and coving to ceiling.

BEDROOM

13' 8" x 12' 4" (4.17m x 3.76m) With double glazed window to the front elevation, double radiator, exposed wood flooring and coving to ceiling. This bedroom provides access to the inner landing and bedroom 3.

BEDROOM

10' 1" x 10' 0" (3.07m x 3.05m) With double glazed window to the front elevation, double radiator and exposed wood flooring.

INNER LANDING

With double radiator and exposed wood flooring.

BATHROOM

13' 9" x 9' 1" (4.19m x 2.77m) With suite to comprise of feature cast iron roll top bath, fitted shower cubicle, WC and wash hand basin, tiled floor, double radiator, airing cupboard housing the hot water cylinder and UPVC window to the side elevation.





OUTSIDE

The property is situated in a pleasant non-estate position within the village. There is a gated entrance leading to an extensive gravelled driveway providing off road parking/hardstanding for vehicles. There is a raised garden area with pleasant open views.

OUTBUILDING

22' 10" x 9' 9" (6.96m x 2.97m)

WEBSITE

Our detailed website shows 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, Bird & 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, J Walter and Callum Lyman 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.

Claverings 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.

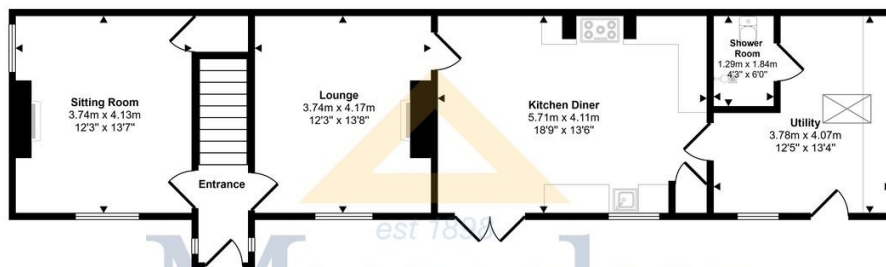
GENERAL

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:

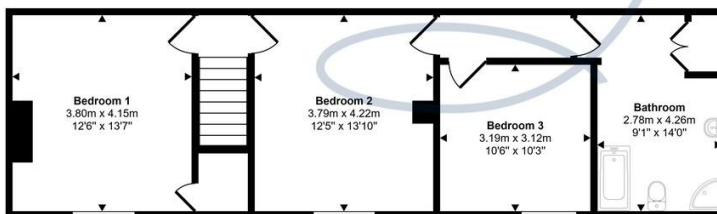
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Approx Gross Internal Area
140 sq m / 1510 sq ft



Ground Floor
Approx 77 sq m / 832 sq ft



First Floor
Approx 63 sq m / 678 sq ft

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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

