



Gainsborough Road, Winthorpe



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Guide Price £350,000 to £375,000



Key Features

- Charming Semi Detached Home
- Three Bedrooms
- Three Generous Reception Rooms
- Breakfast Kitchen & Utility
- Shower Room & G/F WC
- Variety Of Outbuildings
- Council Tax Band: D
- EPC Rating: D
- Tenure: Freehold





Boasting a variety of outbuildings and a delightful SOUTH-EAST facing rear garden, this Victorian semi-detached home is conveniently positioned in the popular village of Winthorpe which benefits from ease of access onto the A46 & A1 and provides spacious living accommodation with three versatile reception rooms.

The property's accommodation comprises to the ground floor: inviting entrance hallway with door to a W/C and an opening to a useful utility area, large garden room with French doors to the rear garden, spacious lounge with an opening to a separate dining room, again with French doors to the rear garden, and a breakfast kitchen with five ring gas hob and gas oven. To the first floor, there is a modernised shower room and three well-proportioned bedrooms.

Outside to the front, there is a fully enclosed gated driveway for several vehicles with some raised planted areas, personal gate with walkway to the front door and access to the garage. Attached to the garage is a workshop and open store. The rear garden has been tastefully landscaped to include two generous paved seating areas, two brick outbuildings to include an outside W/C, large lawned area, superb treehouse, and a variety of plants/shrubs to borders. Other features of this home include gas central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 7'11" x 6'3" (2.4m x 1.9m)

Ground Floor W/C 4'6" x 3'1" (1.4m x 0.9m)

Utility 9'11" x 9'7" (3m x 2.9m)
maximum measurements

Lounge 13'10" x 12'10" (4.2m x 3.9m)

Dining Room 14'0" x 11'1" (4.3m x 3.4m)
maximum measurements

Breakfast Kitchen 14'2" x 10'3" (4.3m x 3.1m)

Garden Room 16'7" x 15'6" (5.1m x 4.7m)

First Floor Landing

Bedroom One 12'10" x 10'3" (3.9m x 3.1m)
maximum measurements

Bedroom Two 11'3" x 9'7" (3.4m x 2.9m)
maximum measurements

Bedroom Three 9'11" x 9'7" (3m x 2.9m)
maximum measurements

Shower Room 6'3" x 4'3" (1.9m x 1.3m)
maximum measurements





Outbuildings:

Garage 15'7" x 7'11" (4.7m x 2.4m)

Workshop 13'4" x 7'11" (4.1m x 2.4m)

Open Store 13'2" x 5'4" (4m x 1.6m)
maximum measurements

Outside W/C 6'7" x 3'3" (2m x 1m)

Brick Store 4'7" x 4'1" (1.4m x 1.2m)

Agent's Note

The properties current owners have advised there is a Pine Tree in the rear garden which is under a Tree Preservation Order.

Services

Mains gas, electricity, water and drainage are connected.

Winthorpe

Winthorpe village has a quiet and secluded setting and is located just 3 miles north east of the historic town of Newark on Trent with easy access to the A46 and A1. There is an excellent public house/restaurant 'The Lord Nelson' and also benefits from having its own school 'Winthorpe Primary School'.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.





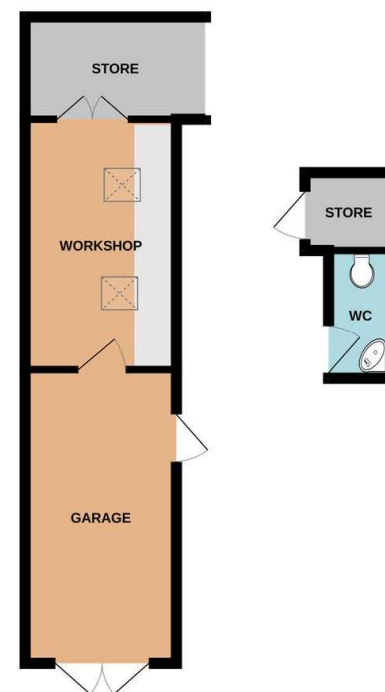
GROUND FLOOR



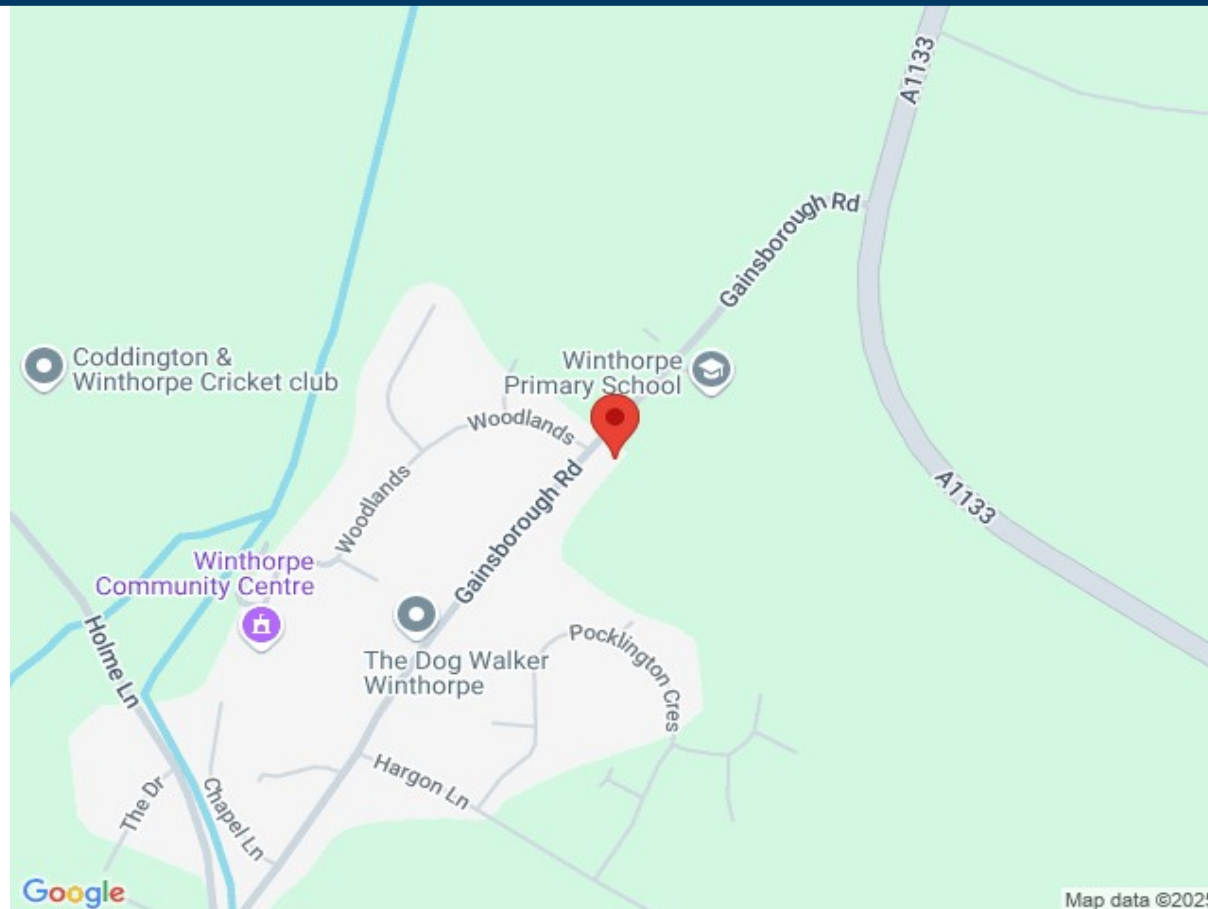
1ST FLOOR



OUTBUILDINGS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

