



Gainsborough Road, Winthorpe

 4  2  4

Guide Price £350,000 to £375,000



Key Features

- Extended Detached Home
- Four/Five Bedrooms
- Three/Four Reception Rooms
- Granite Kitchen & Utility Room
- G/F Shower Room & F/F Bathroom
- Generous Rear Garden
- No Chain
- Council Tax Band: E
- EPC Rating: D
- Tenure: Freehold





MARKETED WITH NO CHAIN Offering spacious and versatile accommodation throughout this delightful, detached home is conveniently positioned in the heart of the charming village of Winthorpe which boasts fantastic access to the A1 and A46, with superb connections to Lincoln, Nottingham and Newark. The property boasts incredible potential with further scope to extend and improve if necessary (subject to relevant planning).

The property's well-maintained accommodation comprises to the ground floor: welcoming entrance hallway, shower room, dual aspect lounge, dining room/bedroom five with French doors to the rear garden, kitchen with granite work surfaces, utility room, dining/sitting room and a marvellous garden room with another set of French doors opening to the rear garden. The first floor has a family bathroom suite and four bedrooms, all of which having a form of fitted storage.

Outside, the property is approached with a single garage, off street parking and a frontage that is predominantly lawned. This home enjoys a wonderful rear garden with a large paved entertaining area, lawned area and a variety of mature plants/shrubs to borders. Other features include gas central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, **UNDER THE VIRTUAL TOUR TAB** on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes **FURTHER MATERIAL INFORMATION**, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 15'2" x 8'9" (4.6m x 2.7m)

Ground Floor Shower Room 11'4" x 5'3" (3.5m x 1.6m)
maximum measurements

Lounge 18'9" x 11'4" (5.7m x 3.5m)

Dining Room/Bedroom Five 15'1" x 9'6" (4.6m x 2.9m)

Kitchen 12'10" x 11'5" (3.9m x 3.5m)

Dining Room 18'9" x 12'3" (5.7m x 3.7m)
maximum measurements

Garden Room 20'4" x 12'1" (6.2m x 3.7m)

Utility Room 7'2" x 5'5" (2.2m x 1.7m)

First Floor Landing





Bedroom One 18'9" x 11'4" (5.7m x 3.5m)
maximum measurements

Bedroom Two 12'11" x 11'5" (3.9m x 3.5m)
maximum measurements

Bedroom Three 13'2" x 7'5" (4m x 2.3m)
maximum measurements

Bedroom Four 9'7" x 7'5" (2.9m x 2.3m)

Bathroom 11'6" x 5'6" (3.5m x 1.7m)

Garage 14'8" x 8'0" (4.5m x 2.4m)

Agent's Note - Probate

The sale of this property is subject to Probate. As of 12th September 2025, probate has been applied for but not granted yet.

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.



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.

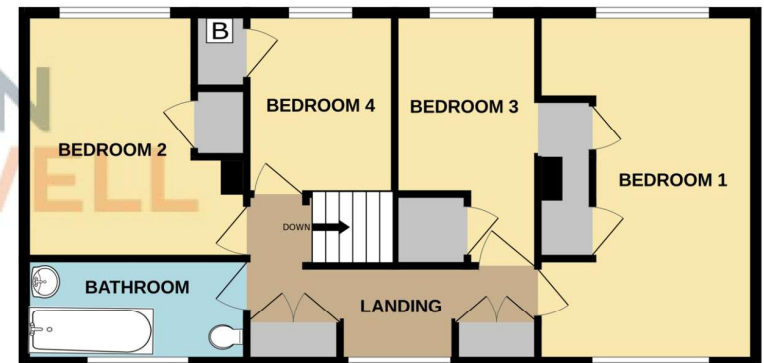




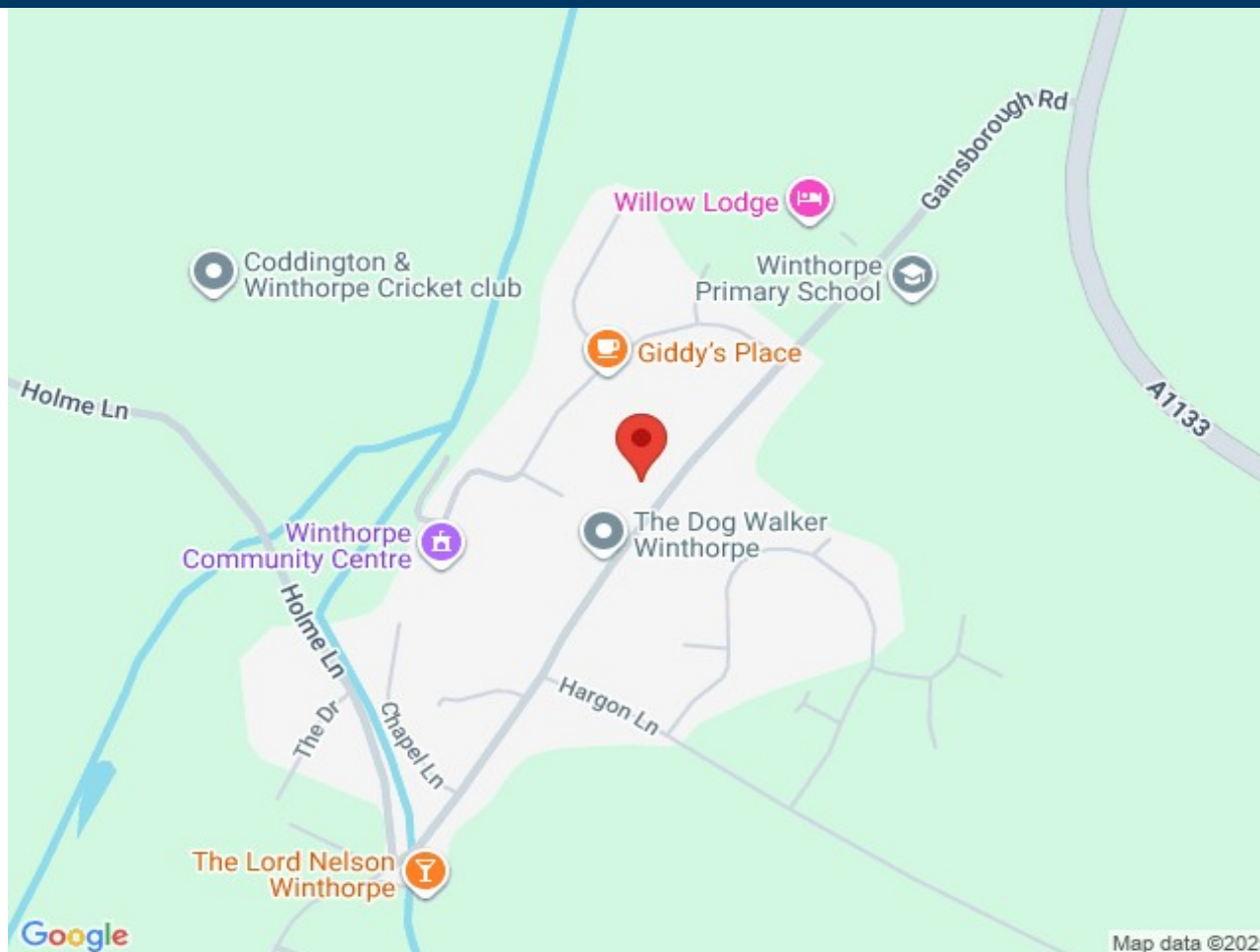
GROUND FLOOR



1ST FLOOR



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	68 D
39-54	E		
21-38	F		
1-20	G		