



Gainsborough Road, Winthorpe

 3  1  3

Guide Price £300,000 to £315,000



Key Features

- Extended Semi Detached Home
- Three Well-Proportioned Bedrooms
- Three Reception Areas
- Modern Kitchen & Utility Room
- Bathroom, Separate WC & G/F WC
- Wrap Around Garden
- Ample Off Street Parking
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold





Enjoying a convenient position in the popular village of Winthorpe which benefits from ease of access onto the A46 and A1, this attractive semi-detached home boasts immaculate and extended accommodation, ideally suiting a family. The ground floor benefits from a wonderful open plan lifestyle with scope to create separate rooms if required, and externally, this home has ample off-street parking as well as a side and rear garden.

The property's accommodation comprises to the ground floor: welcoming entrance hallway, cloakroom and WC, utility room and the open plan accommodation which comprises of a bay fronted lounge area, dining area with feature log burning stove, kitchen with appliances to include a four ring gas hob and electric oven, and the magnificent garden room which has bi-folding doors opening to the rear garden and a central lantern, flooding this space with light. The first floor has three well-proportioned bedrooms, two-piece bathroom suite and a separate WC with sink.

Outside, this home is approached with a generous frontage with a lawned area and gravelled driveway providing ample off-street parking. The side and rear garden are predominantly laid to lawn for ease of maintenance but offers great scope for those who are green-fingered. Other features of this home 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 10'5" x 5'0" (3.2m x 1.5m)
maximum measurements
Ground Floor WC 7'11" x 2'8" (2.4m x 0.8m)
Open Plan Living/Dining Kitchen:
Lounge Area 12'3" x 10'11" (3.7m x 3.3m)
maximum measurements into bay window
Dining Area 13'8" x 10'11" (4.2m x 3.3m)
maximum measurements
Kitchen 10'11" x 8'6" (3.3m x 2.6m)
maximum measurements
Garden Room 14'5" x 9'3" (4.4m x 2.8m)
Utility Room 8'5" x 4'7" (2.6m x 1.4m)

First Floor Landing

Bedroom One 13'7" x 10'11" (4.1m x 3.3m)
maximum measurements
Bedroom Two 11'0" x 9'11" (3.4m x 3m)
maximum measurements
Bedroom Three 8'7" x 7'11" (2.6m x 2.4m)
Bathroom 8'0" x 5'1" (2.4m x 1.5m)
Separate WC 7'11" x 2'8" (2.4m x 0.8m)

Agent's Note

We have been advised that there is a tree in the rear garden that is under a Tree Preservation Order.

Services

Mains gas, electricity, water and drainage are connected.

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.

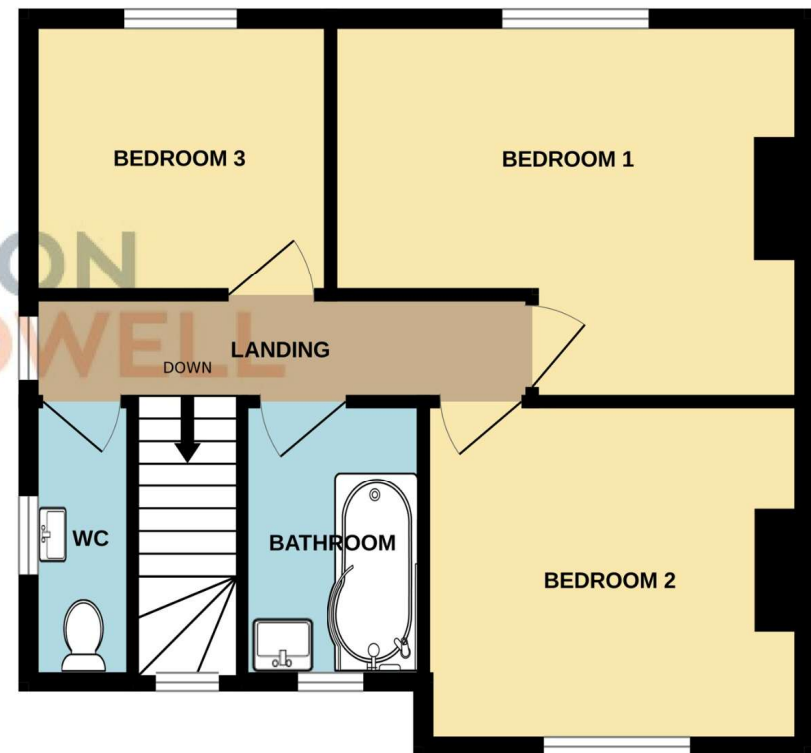
Referrals

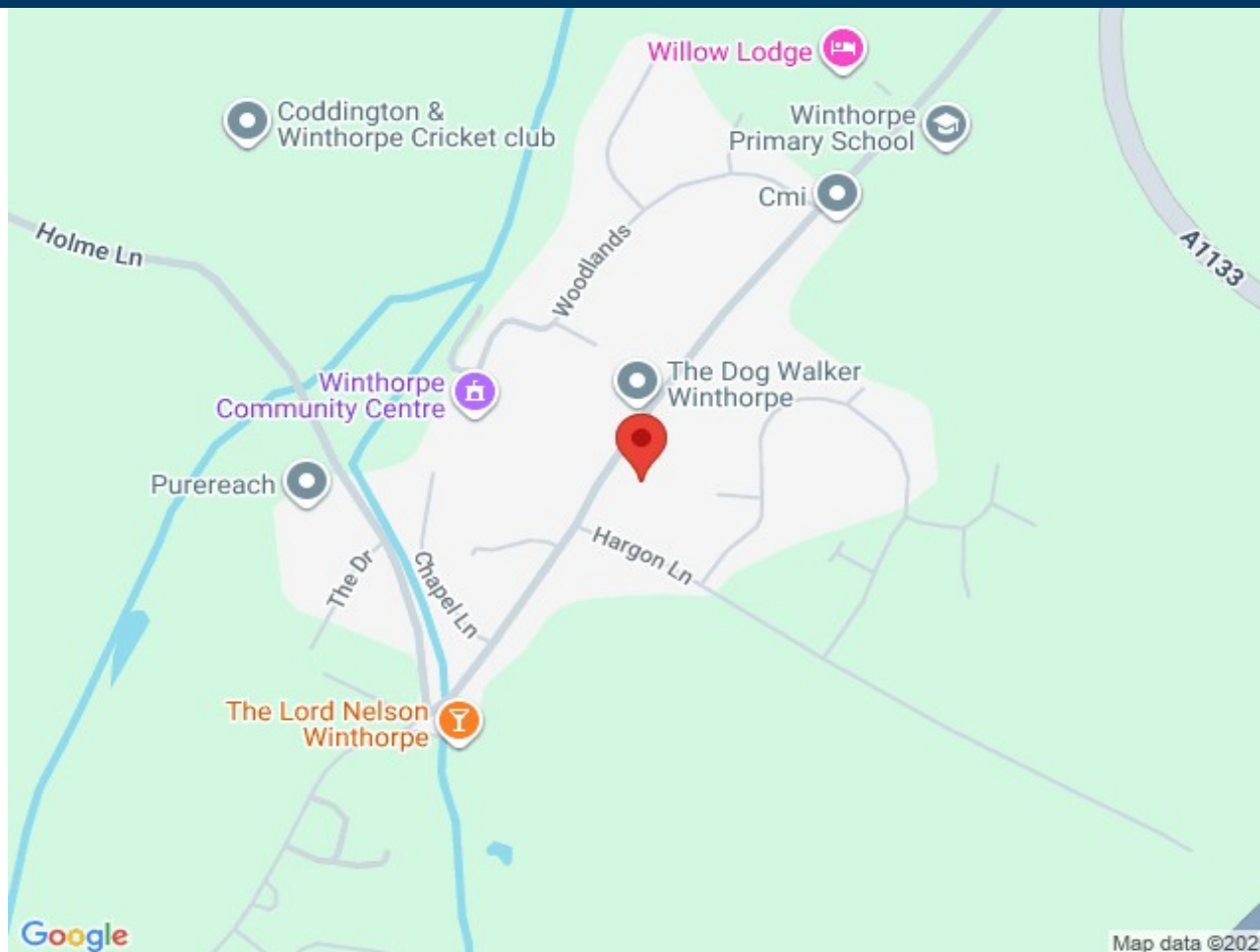
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		