



## 14A LANCASTER GREEN GAINSBOROUGH, DN21 5TQ

**£425,000**  
**FREEHOLD**

Welcome to Ashling House - a stunning detached family home that offers the perfect blend of space, comfort, and style. This property boasts not only a prime and convenient location within excellent schooling catchment as well but also a wealth of desirable features that are sure to capture your heart.



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# 14A LANCASTER GREEN

- MODERN DETACHED FAMILY HOME WITH WOODLAND OUTLOOK • FORMAL LOUNGE WITH FEATURE FIREPLACE AND LOGBURNER • CONSERVATORY OVERLOOKING THE SOUTH FACING GARDENS • OPEN PLAN LIVING DINING KITCHEN AND ADJACENT UTILITY ROOM • USEFUL STUDY IDEAL FOR WORKING FROM HOME • FOUR DOUBLE BEDROOMS • LUXURY FAMILY BATHROOM AND ENSUITE TO MASTER • MASSIVE DOUBLE GARAGE WITH WORKSHOP/FITTED UNITS TO REAR • PICTURESQUE WRAPAROUND GARDENS WITH LARGE PATIO AND POND • EPC - C / COUNCIL TAX BAND - D (West Lindsey)



## Introduction

As you step inside, you are greeted by three spacious reception rooms that provide ample space for entertaining guests or simply relaxing with your loved ones. With four generously sized bedrooms, this home offers plenty of room for the whole family to spread out and enjoy their own private sanctuary.

The property's two modern bathrooms and useful ground floor WC service the family home with luxurious ease, while the open plan dining kitchen, lounge with feature fireplace and log burner, the beautiful conservatory that overlooks the superb gardens, and study areas provide a seamless and spacious flow throughout the home, perfect for modern living.

Parking will never be an issue with two separate driveways (one having five bar gated access into the rear garden) space for up to several vehicles, including a larger than average double garage for added convenience. The large south facing gardens enjoy the sun all day with extensive patio areas and pond offer a tranquil outdoor space where you can unwind and enjoy the beauty of nature right at your doorstep. This home combines the charm of a well-established property with the modern amenities that today's homeowners desire. Whether you are looking for a peaceful retreat or a place to host lively gatherings, this property has it all.

## RECEPTION HALL

The welcoming Reception Hallway has doors leading to all principal rooms and the return staircase rising to the First Floor

## STUDY

A useful office space or also offering the versatility to be an additional cosier Snug or Playroom with window to the front.

## LOUNGE

A generously proportioned formal reception room with windows and double doors leading onto the

Conservatory, feature fireplace with rustic exposed brickwork, hardwood mantle and inset large logburner - perfect for cosy nights in front of the fire! There is also ample space for media outlets, large comfy sofas and armchairs.

## CONSERVATORY

An ideal spot for enjoying the sun and views across the enclosed gardens with double doors opening onto the sprawling patio areas as well.

## WC

With tiled flooring and part walls, frosted window to the front, wash hand basin and with WC.

## OPEN PLAN DINING KITCHEN

With tiled flooring flowing through the entire open plan living space, this wonderful and well planned family space is flooded with natural light and also features a useful door to the attached Double Garage and Workshop and further door to the Utility Room.

## DINING AREA

A bright space with window to the front and that would easily accommodate a dining table, perfect for dinner parties as well everyday life. Flowing onto the:

## KITCHEN AREA

The Kitchen Area itself has a classic range of fitted units with complimenting work surface over and tiled upstands and with a useful central island with low level feature lighting above. The quality finishes and thoughtfulness in this home's design continues with a vast range of fitted integral appliances to include fridge freezer, dishwasher and the Rangemaster cooker with and complimenting chimney style extractor above will also be included in the sale. A window to the rear garden sits above the inset sink unit with mixer tap over. Door to:

## UTILITY ROOM

Generously proportioned and extremely handy Utility/Laundry Room with fitted units, work surface

and tiled upstands complimenting those in the Kitchen area, space for washing machine, wall mounted gas fired boiler, tiled flooring and a door to the rear elevation.

### FIRST FLOOR LANDING

The Return Landing invites us to all principal rooms and also having loft access hatch and airing/cylinder cupboard.

### MASTER BEDROOM

The bright and airy Master Bedroom enjoys a large window overlooking the rear gardens and having more than ample space for bedroom furniture (the furnishings in this room are included within the sale) and door to:

### ENSUITE

Modern, luxurious ensuite bathroom with tiled flooring, large bath with side splashscreen and direct feed shower over and beautiful tiling to majority walls. Wash hand basin, WC, towel rail radiator and obscured window to the rear.

### BEDROOM TWO

A spacious double bedroom with window to the front and a large Walk-in Wardrobe with lighting and fitted hanging rails. (measuring 0.97m x 2.14m)

### BEDROOM THREE

A spacious double bedroom with window to the rear.

### BEDROOM FOUR

Currently used as a Hobby Room, this double bedroom enjoys a window to the front elevation as well.

### FAMILY BATHROOM

This large Family Bathroom easily services the three double bedrooms and offers the practicality of both a bath and shower.

Frosted window to the front elevation, tiled flooring, large oval shaped bath with direct feed double head shower above and side splashscreen, further tiling to majority walls, vanity wash hand basin with vanity mirror above and a vast range of fitted vanity storage units and WC.

### DOUBLE GARAGE

With double up and over door, large window and courtesy door to the rear garden, further internal courtesy door to the Kitchen. This larger than average Garage also benefits from a vast range of fitted storage units to base level with work surface over and complimenting units to eye level as well, making this a fantastic working/hobby space.

### EXTERNALLY

With two gravelled driveways providing ample off road parking for multiple vehicles and leading to the Garage, the first single driveway has five bar gated access leading down the entire side of the property, easily lending itself to caravan/motorhome/trailer storage if desired.

Formal front lawns, pathway leading to the entrance portico with feature external lighting and a gated garden pathway to opposite side of the property leading to the rear gardens which are fully enclosed.

The south facing rear garden is a beautiful space, set predominantly to two tiered lawns with superb flowering and shrub borders and flowerbeds, a vast paved patio which runs the entire width of the property which is just perfect for summer entertaining. There are further feature pond nestled in the corner with water feature and a useful courtesy door to the Garage. as well as access via the Utility door and double doors from the Conservatory.

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### ADDITIONAL INFORMATION

**Local Authority** – West Lindsey District Council

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1625.00 sq ft

**Tenure** – Freehold





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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