



High Street, Fillingham Gainsborough DN21 5BS

welcome to

High Street, Fillingham Gainsborough

Early viewing is essential for this beautiful and spacious three bedroom detached house situated within the highly sought after village of Fillingham. Boasting generous bedrooms, off road parking and private gardens to all sides with peaceful field views.

Entrance Hall

with carpet and radiator.

Dining Room

14' 1" x 13' 6" (4.29m x 4.11m)
with double glazed window to the front, exposed beams, laminate flooring, radiator and open fire.

Living Room

21' 7" x 17' (6.58m x 5.18m)
with double glazed window to the front and side, double glazed French door to the side, two radiators, carpet, open fire and hidden bar.

Kitchen

27' 4" x 8' 1" (8.33m x 2.46m)
with double glazed window to the rear, double glazed door opening to the rear, a fitted kitchen in a range of wall and base units with work surfaces, two integrated ovens, integrated dishwasher, washing machine and tumble dryer, free-standing American style fridge freezer, laminate flooring and spotlights.

Sun Room

16' 6" x 6' (5.03m x 1.83m)
with tiled flooring, blue tint temperature control glass roof and double glazed windows surrounding, all toughened.

Study

13' 11" x 12' 9" (4.24m x 3.89m)
with carpet, exposed beams, radiator and double glazed window to the front.

Cloakroom Wc

with wc, wash hand basin and heated towel rail.

Workshop

with single glazed window to the rear with field

views, wooden door to the side, original built in Aga oven, free-standing desk, shelving and storage.

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14' 1" x 14' 1" (4.29m x 4.29m)

Bedroom One

14' 3" x 13' 11" (4.34m x 4.24m)
with double glazed window to the front, feature fully exposed wall, built in wardrobes, built in storage, spotlights, carpet and radiator.

Bedroom Two

14' 3" x 13' 5" (4.34m x 4.09m)
with double glazed window to the front, built in wardrobes, built in storage room with loft access point, spotlights, radiator and carpet.

Bedroom Three

15' 3" x 9' 3" (4.65m x 2.82m)
with double glazed window to the rear, built-in wardrobes, spotlights, radiator, carpet and built in storage.

Wet Room

with rear double glazed window, part tiling to the walls, tiling to the floor, two heated towel rails, spotlights, walk in dual showers, dual wash hand basins and toilet.





Vendor's Note

Our vendor advises that Fillingham villagers are granted access to the private lake by the current owners, providing an ideal space for walking.

Agent's Note

There is a condition on the Transfer that you are not allowed to use the property for any other purpose other than for a single private dwelling with usual outbuildings unless the provisions below are complied with.

This is a 25 years clause commencing 09/11/2018 if planning permission is obtained (whether in outline or detailed) to develop whole or part of the property for the construction of an additional residential dwelling including any ancillary landscape or infrastructure. (18 years remaining to date 2025)

If following grant of such planning permission you implement the same (i.e. build additional dwelling) or you dispose (i.e. transfer, sell, etc.) whole or any part of the property with the benefit of such planning permission then you will be required to pay the Overage Payment. This is referred to as the Trigger Date.

Overage Payment is 25% of the difference between the market value at the Trigger Date of the land with the planning permission and the value of that land disregarding any effect on value of the planning permission.



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welcome to

High Street, Fillingham Gainsborough

- GENEROUS & CHARACTERFUL DETACHED HOME
- THREE SPACIOUS DOUBLE BEDROOMS
- DRIVEWAY WITH AMPLE PARKING
- LARGE REAR GARDEN WITH ORCHARD & FIELD VIEWS
- MULTIPLE OUTBUILDINGS INCLUDING CHICKEN COOP

Tenure: Freehold EPC Rating: G
Council Tax Band: E

offers over
£425,000

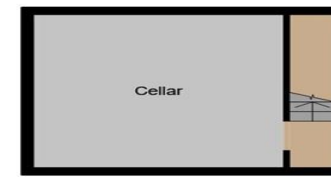
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Property Ref:
LCR122242 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

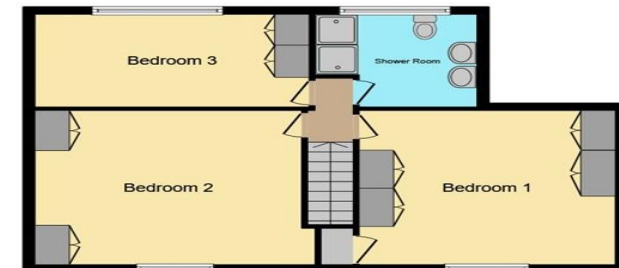
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Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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