



**Adams Cottage Gainsborough Road,Lea
GAINSBOROUGH DN21 5HW**

welcome to

Adams Cottage Gainsborough Road, Lea GAINSBOROUGH

This BEAUTIFULLY APPOINTED FIVE DOUBLE bedroom, five ensuite detached residence is finished to a SUPERB standard throughout with extensive contemporary living accommodation. The property is positioned on approx 0.6 acre plot allowing views over fields and the Lincolnshire countryside beyond.



Entrance Lobby

17' 3" x 11' 10" (5.26m x 3.61m)

Double doors with double glazed windows either side lead to an extensive entrance lobby with high quality laminate flooring, central heating radiator and french doors leading to the

Lounge

22' 7" x 17' 3" (6.88m x 5.26m)

High quality laminate flooring and porcelain tiled flooring, traditional style central heating radiator plus two further central heating radiators and double glazed bi-fold doors leading to the exterior.

Study

17' 1" x 5' (5.21m x 1.52m)

Porcelain tiled flooring and a traditional central heating radiator.

Living Kitchen

31' x 16' 9" (9.45m x 5.11m)

This impressive living kitchen offers the ideal space for family living and entertaining. Fitted with a comprehensive range of illuminated bespoke wall and base units with quartz worktops and a Franke sink and drainer with an extendable drench tap and mixer tap. Extensive range of Bosch integrated appliances including a double oven and five burner gas hob with an extractor above, coffee machine, microwave, dishwasher and drinks fridge, Built in Sonos speakers, polished porcelain tiled flooring and mood lighting.

Dining Room

15' 11" x 9' 5" (4.85m x 2.87m)

Double glazed window to the front and side elevation, tiled flooring, central heating radiator and a door leading to the study.

Rear Lobby

Integral door leading to the garage.

Cloakroom

Fitted with a wash hand basin with units below and a w.c. Porcelains tiled flooring and a central heating radiator.

Utility Room

13' 1" x 10' 3" (3.99m x 3.12m)

Fitted with contemporary illuminated wall and base units with complementary worksurfaces and a sink and drainer. Traditional central heating radiator, spotlights, space for a washing machine and dryer, polished porcelain tiled flooring and bi fold doors leading to the exterior.

First Floor Landing

A turning oak staircase leads to the landing with two double glazed windows, two central heating radiators, integrated shoe storage and a two built in double wardrobes.

Master Suite

17' 5" x 15' 2" to the rear of wardrobes (5.31m x 4.62m to the rear of wardrobes)

Double glazed apex multi panel window to the rear elevation allowing views over the Lincolnshire countryside, two double fitted wardrobes and a central heating radiator.

Ensuite Bathroom

Fitted with a double ended Jacuzzi bath, wash hand basin shower cubicle and a w.c. Central heating radiator, splashback tiling, complementary flooring.

Bedroom Two

17' 9" x 11' 4" (5.41m x 3.45m)

Modern decor, traditional central heating radiator walk in wardrobes and a double glazed window to the front elevation.

Ensuite Shower Room Two

Fitted with a modern shower cubicle, wash hand basin and a w.c. Complementary flooring and a central heating radiator.

Bedroom Three

16' 3" x 10' 3" (4.95m x 3.12m)

Double glazed window to the front elevation, central heating radiator and fitted wardrobes.

Ensuite shower room Three

Fitted with a modern shower cubicle, wash hand basin and a w.c. Complementary flooring and a central heating radiator.

Bedroom Four

11' 11" x 10' 11" (3.63m x 3.33m)

Double glazed window to the rear elevation overlooking field and a central heating radiator.

Ensuiteshower room Four

Fitted with a modern shower cubicle, wash hand basin and a w.c. Complementary flooring and a central heating radiator.

Bedroom Five

13' 9" x 11' 8" (4.19m x 3.56m)

Sloping ceilings, three velux style windows, central heating radiator and decor in neutral tones.

Ensuite Cloakroom

Fitted with a wash hand basin and a w.c.

Parking

Double electric gates lead to an extensive sweeping driveway which provides parking for multiple vehicles and leads to the double garage.

Double Garage

21' 4" x 18' 8" (6.50m x 5.69m)

The double integral is accessed via electronic roller doors. The generous garage has power and light, a rear courtesy door and an integral door leading to the rear lobby.

Gardens

The front of the property has planted borders and a pebbled area. To the rear is a large raised terrace leading to the generous lawn with views over fields, paddocks and countryside beyond.



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welcome to

Adams Cottage Gainsborough Road, Lea GAINSBOROUGH

- Substantial five double bedroom, five ensuite detached residence
- Superbly positioned on a 0.6 acre plot allowing open views over fields and countryside
- Extensive living accommodation including a stunning living kitchen
- Lounge and study each with bi-fold doors leading to the exterior, dining room and cloakroom
- Driveway providing parking for several vehicles, double garage

Tenure: Freehold EPC Rating: C

£650,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD107979 - 0005

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