



**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 a 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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## 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



Please note the marker reflects the postcode not the actual property

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