



High Street, Fillingham, Gainsborough

Guide Price £440,000

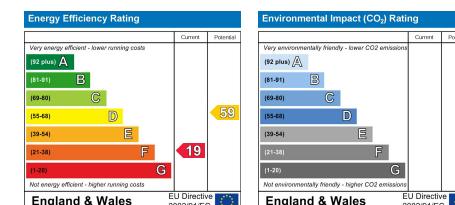

MARTIN&CO

High Street, Fillingham,
Gainsborough

House - Detached
3 Bedrooms, 1 Bathroom

Guide Price £440,000

- Renovated Detached Home
- Village Location
- 0.37 Acre Plot (STS)
- Restored Original Features
- Countryside Views
- Multiple Outbuildings
- Driveway Parking
- Tenure - Freehold
- Council Tax Band - E
- EPC Rating - G



Detached three bedroom stone and brick built home nestled within the village of Fillingham, occupying a 0.37 acre (STS) plot and enjoying countryside views, tastefully renovated throughout by the present owners. Comprising internally of an entrance hall, three bedrooms and wet room, dining room, living room, study, breakfast kitchen, cloakroom and sunroom. Externally boasting multiple outbuildings including an integral workshop, front and rear gardens with driveway parking. It is the agents opinion that this property is an absolute must view to truly appreciate everything it has to offer.

Vendors comments:

We love our property because it is unique, offering a lot of original features including, 2 x real fires, exposed beams and exposed walls. It also has spectacular views spanning miles
Fillingham Village is picturesque, quiet, very welcoming and friendly, it has a fantastic lake which the owners have kindly given access to Fillingham Villagers, which is great for long walks.
The village has a small children's park and a small football pitch with

permanent goal posts in position. For adults, there is a monthly Beer Club, monthly tea mornings, and hosts village events including, quizzes, an annual apple day, Christmas Market, Christmas tree decorating and Christmas carols etc.

There is monthly Village meeting, regularly attended by the local councillor, where we are brought up to date on all matters relating to the local areas, which we find very informative.

We also love the central location, as it is approximately-

20 minutes from Gainsborough & Lincoln

30 minutes from Scunthorpe

60 minutes from Hull & Sheffield

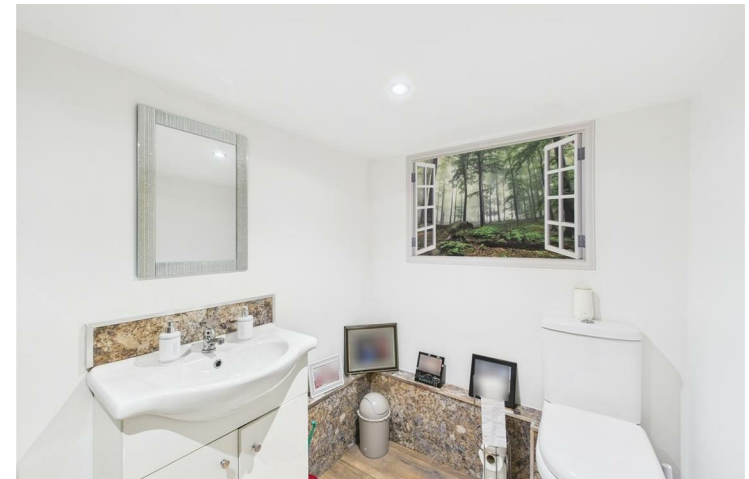
90 minutes from Nottingham & Leeds

EPC Rating - G*

Council Tax Band - E

Tenure - Freehold

*Energy performance certificate has not been updated post renovation works so the rating may not be accurate if renewed.



Entrance Hallway
PVC front door, carpet flooring, light fitting and a radiator. Stairs rising to the first floor.

Stairs / Landing
Carpet flooring, light fitting and a radiator.

Bedroom
14'8" x 13'11"
PVC window to the front, carpet flooring, spot lit ceiling, radiator and fitted bedroom furniture.

Bedroom
14'3" x 13'5"
PVC window to the front, carpet flooring, spot lit ceiling, radiator, fitted bedroom furniture and an over stairs storage cupboard.

Bedroom
15'3" x 9'3"
PVC window to the rear aspect enjoying uninterrupted field views, carpet flooring, spot lit ceiling, radiator and fitted bedroom furniture.

Wet Room
9'4" x 8'9"
Luxury suite comprising of a low level WC, twin vanity unit and a walk in shower with floor drain and recessed storage, offering a twin rainfall and separate handheld body sprayers. PVC rear window, tiled flooring, heated towel rails and spot lit ceiling.

Dining Room
14'1" x 13'6"
Wood effect laminate flooring, PVC window to the front, wall lighting, radiator, recessed storage housing the mains consumer unit plus a wood burning stove with hearth and surround.

Living Room
21'7" x 17'0"
PVC window to the front with a side PVC door, carpet flooring, two radiators, ceiling and wall lighting plus a wood burning stove with hearth and surround. Hidden beyond the alcove is a secret bar complete with wall shelving, bottle recess, light and power.

Hallway
Wood effect laminate flooring, spot lit ceiling with stairs leading down to the cellar which has lighting but is presently used for storage only.

Study
13'11" x 12'9"
PVC window to the front, carpet flooring, wall lighting, radiator and recessed storage. Space for an electric fire with a fitted hearth and surround.

Breakfast Kitchen
27'4" x 8'1"
Base and eye level units with laminated work surfaces, matching splash backs and an inset composite sink and drainer. Fully fitted to include a double oven, five ring gas hob with extractor over, separate integrated washing machine and tumble dryer, full size dishwasher plus space for an American style fridge freezer. Wood effect laminate flooring, spot lit ceiling, radiator, PVC windows and door to the rear.

Cloakroom
8'1" x 5'4"
Low level WC, vanity wash basin, laminated wood effect flooring, spot lit ceiling, heated towel rail and the wall mounted Vaillant gas combination boiler.

Sunroom
16'6" x 6'0"
PVC window surround and door giving access to the garden, tiled flooring and wall lighting.

Outside
Externally this property occupies a generous 0.3 acre (STS) plot with uninterrupted views across the neighbouring fields. To the front beyond the stone retaining walls are concrete steps up to the laid lawn front and gravel side gardens with lighting. Adjacent to is a concrete driveway suitable for multiple vehicles to park off road, laid lawn and gravel beds with several stone storage sheds plus a single garage. The rear boasts a substantial garden being mostly laid to lawn with planted borders and mature trees including, apple, cherry, blackcurrant, pear, plum and walnut, two gravelled seating areas and an artificial lawned seating area with a raised pond. External lighting and water supply to the rear, further brick storage sheds, log store and a chicken coop. Within the main fabric of the building is a former workshop, currently used as a store room offering further potential for the next occupier to expand the living accommodation (STPP) without having to extend.

Fixtures & Fittings.
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown

in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Restrictive Covenant with Overage

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.

Further details are available from the agent if requested. We recommend that you seek your own legal advice on this matter.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.