



## **Walnut House, Heapham, Gainsborough, DN21 5PT**

- Impressive detached double fronted house with extended and stylish accommodation oozing quality and character • 3 Double Bedrooms • 3 Reception Rooms • 2 Bath/Shower Rooms • Surrounding gardens of an estimated 0.6 of an acre • Garage and multi-vehicle parking • Domestic outhouse • Kennels • NEW 'designer' Kitchen • Rare and exciting opportunity

**Heapham** is a quite rural village, one of the delightful settlements between the A631 (Gainsborough to Market Rasen) and the A156 (Gainsborough to Lincoln) routes. Only 5 miles from the historic market town of Gainsborough, 17 miles Market Rasen and 22 miles Lincoln.

**Accommodation** (room sizes approx. only)

## Ground Floor

**RECEPTION HALL** (1.2m x 2m) with stylish front entrance, stairs leading off, quality natural oak internal doors and 'herringbone' wood block flooring to :-

**SITTING ROOM** (4.3m into bay x 4.7m) front facing deep bay window, side outlook also. 'herringbone' wood block floor, radiator, tv point, chimney breast with crafted natural oak mantled surround to recessed 'Firefox' multi fuel stove.



Magnificent open plan **LIVING/DINING /KITCHEN** space comprising, **LOUNGE** (6.7m x 3.7m) triple aspect views, convector radiators, 2 sky lights, multi LED down lights, wall mounted tv provision, tilt/open doors to the gardens, 'Chicago brick' flooring and open access to:-

**DINER** (4.3m into bay x 3.7m) with deep front bay window, 2 vertical radiators, oak joinery extending into the newly installed **KITCHEN** (4.4m x 3m) with 'shaker' style solid wood units in alabaster colour with polished veined marble surfaces, counter tops and island meal bar division, 1½ bowl sink, mixer 'hot' tap live gas/electric double oven range with 6 burner hob and rotisserie dishwasher, 2 fridge freezer, wine chiller and splash tiling in matching 'Chicago brick' etc.



**SIDE HALL and ENTRANCE**, radiator, herringbone wood block floor, oak internal doors, smoke alarm.

**GROUND FLOOR CLOAKS/SHOWER** (2m x 2.4m) with part tiled décor, shower bowl, wash basin, toilet, radiator, etc.

Side **LOBBY** with 'stable' style external door.

**LAUNDRY ROOM** (2m x 2.4m) brick tile floor, window, base cupboards, cabinet, counter tops, slide under provision for washing machine and dryer, central heating boiler, latted shelving etc.

**Single flight staircase to first floor LANDING** suiting sub-division to form possible **BED 4/STUDY** with radiator, smoke detector, easy access to roof space, natural oak quality internal doors and joinery, phone point.

**Classic BATH AND SHOWER ROOM** (3m x 3.5m max) oak floor, tiled décor, curve-line shower cubicle, toilet, wash bowl on oak vanity unit, 'freestanding' oval shaped deep bath with column mixer tap and hand spray. Multi LED down lights, 2 towel radiators, vanity mirror, etc.



**BEDROOM 1** (3.7m x 4.7m) double aspect distant views, radiator and in-built large wardrobe.



**BEDROOM 2**(3.7m x 3.6m) double aspect distant views, radiator and in-built large wardrobe.



**BEDROOM 3** (3m x 3.4m) side outlook and radiator.

**OUTSIDE** Surrounding large gardens (0.6 acre) laid to lawn (a haven for nature) with well defined boundaries, sweeping driveway with parking/turning space and leading to:-

**GARAGE** (5.5m x 2.6m) remote control door. Purpose built (4m x 6.4m) **DOMESTIC STORE** (4m x 2.5m) **TOILET AND WASH HOUSE** (3m x 2.6m) **KENNELS** with part covered run (8.8m x 6.4m) outside water tap and lighting.



**SERVICES (not tested)** Mains services. Gas central heating to radiators. Private drainage system.

**AGE** 1956 built.

**LOCAL AUTHORITY** West Lindsey Council.

**COUNCIL TAX** Band 'D' (on-line enquiry)

**TENURE** Freehold.

**VIEWING** Strictly by prior appointment through Grice & Hunter 01427 873684

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	79
(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	

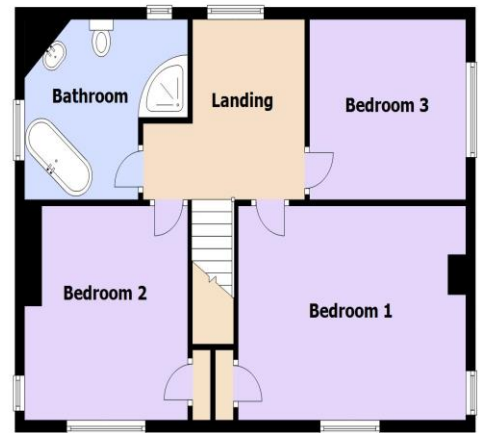
### Ground Floor

Approx. 117.9 sq. metres (1268.6 sq. feet)



### First Floor

Approx. 62.3 sq. metres (671.1 sq. feet)



Total area: approx. 180.2 sq. metres (1939.6 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**Walnut House, Main Street**

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