



Carr Lane, East Stockwith DN21 3DP

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



## Carr Lane, East Stockwith DN21 3DP

We are pleased to offer to the market a traditionally constructed four bedroom detached house located in the desirable village location of East Stockwith on the banks of the River Trent with access to the surrounding countryside and Laughton Forest, also within the catchment area of the highly regarded Queen Elizabeth High School and the market town of Gainsborough which is well served with a wealth of amenities. This versatile property **MUST BE VIEWED** to appreciate the accommodation on offer and the property benefits from oil fired central heating and uPVC double glazing. Please contact the office for further information.





#### **ACCOMMODATION**

uPVC double glazed entrance door leading into Entrance Porch with uPVC double glazed window to either side elevation, radiator, tiled flooring and wooden paint features to ceiling. A glazed wooden door gives access to:

#### **HALLWAY**

Stairs rising to first floor accommodation and doors giving access to:

#### **SITTING ROOM**

18'10" x 11'10"

uPVC double glazed windows to both front and rear elevation, radiator, cast iron fireplace with marble surround and mantle with tiled hearth below and open fire, exposed wooden beam features to ceiling and door giving access to:

#### **ANNEX HALLWAY**

uPVC double glazed window to the side elevation, radiator, loft access and doors giving access to:

#### **ANNEX LOUNGE**

13'5" x 11'3"

uPVC double glazed French doors to the rear elevation giving access out to

the patio area and mature garden beyond with field views, uPVC double glazed window to the side elevation, stone raised hearth with gas fired stove, radiator.

#### **ANNEX BEDROOM**

11'2" x 9'0"

uPVC double glazed windows to the front and side elevations and radiator.

#### **ANNEX SHOWER ROOM**

7'3" x 6'11"

uPVC double glazed window to the side elevation suite comprising w.c., pedestal wash hand basin with tiled splashback, shower cubicle with tiled splashback, tiled flooring, chrome heated towel rail, linen cupboard,

#### **DINING ROOM**

19'0" x 11'11" with recess into stairs

Accessed from the Hallway.

uPVC double glazed windows to the front and rear elevation radiator and decorative tiled open fire with marble surround and mantle, tiled hearth.

Door giving access to:



**OPEN PLAN KITCHEN DINER**

21'0" x 13'5"

uPVC double glazed window to the front elevation and uPVC double glazed French doors to the rear elevation giving access out to the garden. Fitted kitchen comprising base, drawer and larder unit with complementary work surface, central island, double Belfast style sink with mixer tap, range style cooker set into fireplace, space for dishwasher, parquet flooring, wooden features to ceiling. Door giving access to Pantry with uPVC double glazed window to the side elevation and second door giving access to:

**UTILITY/BOOT ROOM**

12'2" x 12'2"

uPVC double glazed window to the front elevation and uPVC double glazed Entrance door and window to the side elevation, fitted base, drawer and larder unit with complementary work surface and matching double Belfast style sink with mixer tap and provision for automatic washing machine, radiator. Door giving access to:

**W.C.**

8'10" x 3'1"

uPVC double glazed window to the side elevation, w.c., pedestal wash hand basin with tiled splashback, chrome heated towel rail.

**FIRST FLOOR LANDING**

Two uPVC double glazed windows to the rear elevation with views over fields and countryside beyond, radiator and doors giving access to:

**MASTER BEDROOM**

18'10" x 12'0"

uPVC double glazed windows to both the front and rear elevation, radiator and closet storage space.

**BEDROOM TWO**

15'8" x 11'9"

uPVC double glazed window to the front elevation and radiator.

**BEDROOM THREE**

13'0" x 9'11"

uPVC double glazed window to the rear elevation and radiator.

**FAMILY BATHROOM**

13'1" x 7'2"

uPVC double glazed window to the front elevation. Four piece suite comprising w.c., pedestal wash hand basin, panel sided bath and walk in shower cubicle, fully tiled walls, tiled flooring with underfloor heating, chrome heated towel rail, inset spotlights to ceiling.



#### **EXTERNALLY**

Walled and gated entrances give access to the mature front, side and rear gardens with lawned areas, patios and established planted borders with a variety of foliage. A pond feature and pathways. The rear garden has open field views to the rear and views of the River Trent bankside. The driveway allows off road parking for multiple vehicles which leads to the double Garage with electric door, light and power.

#### **SUMMERHOUSE MAIN ROOM**

18'11" x 9'10"

Wooden double glazed French doors and window to the front elevation, wooden pitched ceiling with exposed beam feature, laminate flooring and range of fitted bookshelves. Door giving access to:

#### **OFFICE SPACE**

9'10" x 9'8"

Wooden double glazed windows to the front and rear elevation, laminate flooring and pitch ceiling continued from the main space.

#### **W.C.**

5'11" x 4'11"

Second door from the main space.

Having w.c., handbasin and laminate flooring

#### **ATTACHED TO THE SUMMER HOUSE**

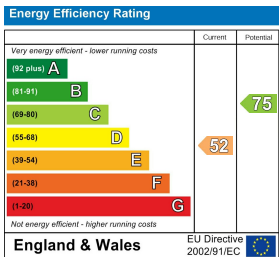
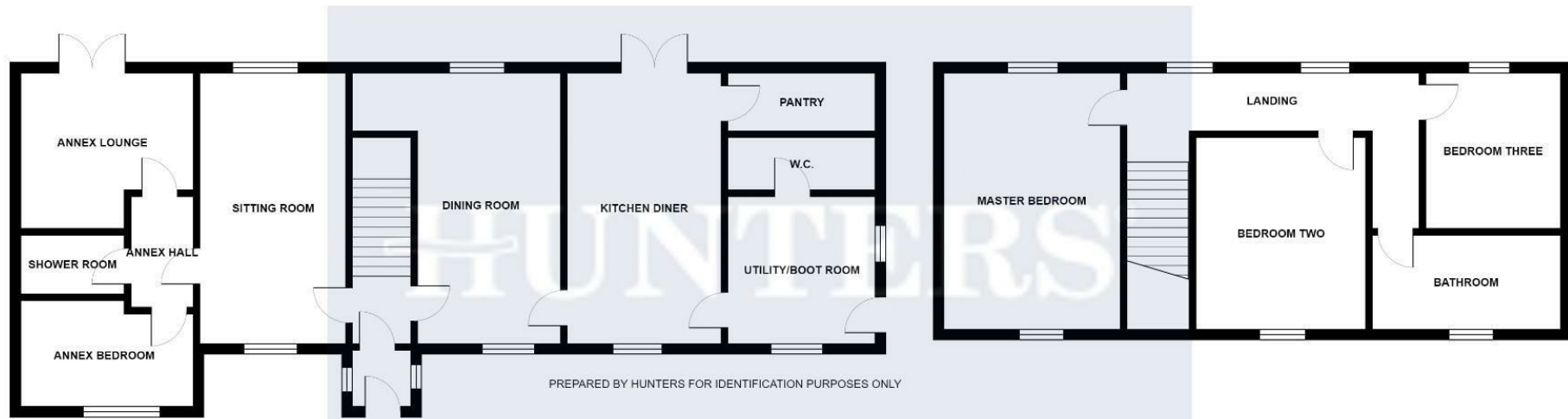
Two further storage areas with external doors.

#### **COUNCIL TAX**

Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'C'

#### **TENURE - FREEHOLD**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Gainsborough -  
01427 616118 <https://www.hunters.com>

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



**HUNTERS**<sup>®</sup>  
EXCLUSIVE