



Green Lane, Pilham DN21 3NU

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EXCLUSIVE







## Green Lane, Pilham DN21 3NU

We offer to the market a well presented four bedroom detached house with separate holiday Let located in the popular village of Pilham, lying on the outskirts of the market town of Gainsborough, which is well served with amenities including Marshall Yard retail complex, leisure facilities and a number of schools, including the highly regarded Queen Elizabeth High School, VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER.





**ACCOMMODATION**

Part double glazed wooden entrance door leading into:

**ENTRANCE HALLWAY**

11'8" x 9'4"

Stairs rising to first floor accommodation, radiator, laminate flooring and coving to ceiling. Doors giving access to:

**LOUNGE**

19'5" x 15'10"

Wooden double glazed bay window to the front elevation and wooden double glazed window to the side elevation, double glazed French doors to the rear elevation leading out to the enclosed garden area, painted fireplace and surround with set in stove, two radiators, laminate flooring, glazed double doors giving access into:

**KITCHEN DINER**

23'1" x 9'7"

Double glazed window to the side elevation and double glazed French doors to the rear elevation, wooden glazed doors give access into the Lounge. Fitted kitchen comprising base, drawer and wall units with complementary work surface, island, ceramic sink and drainer with mixer tap, space for range style cooker and American style fridge freezer, integrated dishwasher and inset spotlights to ceiling, tiled flooring and opening into:

**FAMILY AREA**

14'5" x 11'7"

Double glazed bi fold doors to both side and rear elevation, part tiled floor, continuing onto wood laminate flooring with under floor heating throughout this area and the kitchen, inset spotlights to ceiling.

**W.C.**

4'11" x 4'0"

Wooden double glazed window to the front elevation, w.c., pedestal wash hand basin with tiled splashback, chrome heated towel rail and laminate flooring.

**UTILITY/BOOT ROOM**

14'3" x 13'0"

Wooden double glazed window to the front elevation and double glazed composite entrance door to the side elevation. Fitted base and wall units with complementary work surface, tiled splashback, ceramic sink and drainer with mixer tap over, radiator, laminate flooring and inset spotlights to ceiling.

**FIRST FLOOR LANDING**

Wooden double glazed window to the front elevation, radiator and coving to ceiling. Doors giving access to:





**MASTER BEDROOM**

14'9" x 12'0"

Wooden double glazed windows to both the side and rear elevation, radiator, fitted double wardrobe and door giving access to:

**EN SUITE SHOWER ROOM**

7'5" x 7'7"

Wooden double glazed window to the side elevation, suite comprising w.c., pedestal wash hand basin with tiled splashback and shower cubicle, tiled flooring, chrome heated towel rail and inset spotlights to ceiling.

**BEDROOM TWO**

13'5" x 13'0"

Wooden double glazed window to the front elevation, radiator and fitted double wardrobe.

**BEDROOM FOUR**

10'2" x 9'6"

Currently used as an Office.

Wooden double glazed window to the front elevation, laminate flooring and radiator.

**BEDROOM THREE**

15'11" x 9'9"

Wooden double glazed window to the rear elevation and radiator.

**FAMILY BATHROOM**

10'11" x 9'8" to maximum dimensions

Wooden double glazed window to the rear elevation, four piece bathroom suite comprising w.c., pedestal wash hand basin with tiled splashback, wood panelled bath with tiled splashback, separate shower cubicle with mermaid boarding, chrome heated towel rail, tiled flooring and inset spotlights to ceiling.

**SEPARATE ANNEX**

Double glazed bi-fold doors to the front give access into:

**OPEN PLAN LOUNGE KITCHEN AREA**

17'8" x 14'0"

Double glazed French doors to the side elevation, electric wall mounted heaters, fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, inset ceramic sink and drainer with mixer tap, integrated electric oven, four ring hob with extractor over, space for low level appliance and spotlights to ceiling. A return staircase gives access to:



#### **FIRST FLOOR BEDROOM**

15'7" x 11'6" to maximum dimensions

Two double glazed windows to the side elevation, laminate flooring, spotlights to ceiling and door giving access to:

#### **SHOWER ROOM**

7'3" x 4'11"

Suite comprising w.c, hand basin mounted in base vanity unit with tiled splashback, shower cubicle with tiled splashback and chrome heated towel rail.

#### **EXTERNALLY**

The property has gated gravelled off road parking and gated access to either side leading to the enclosed low maintenance garden with pleasant seating areas and access to the separate annex. There are solar panels that generate an income, owned by the property and an air source heat pump.

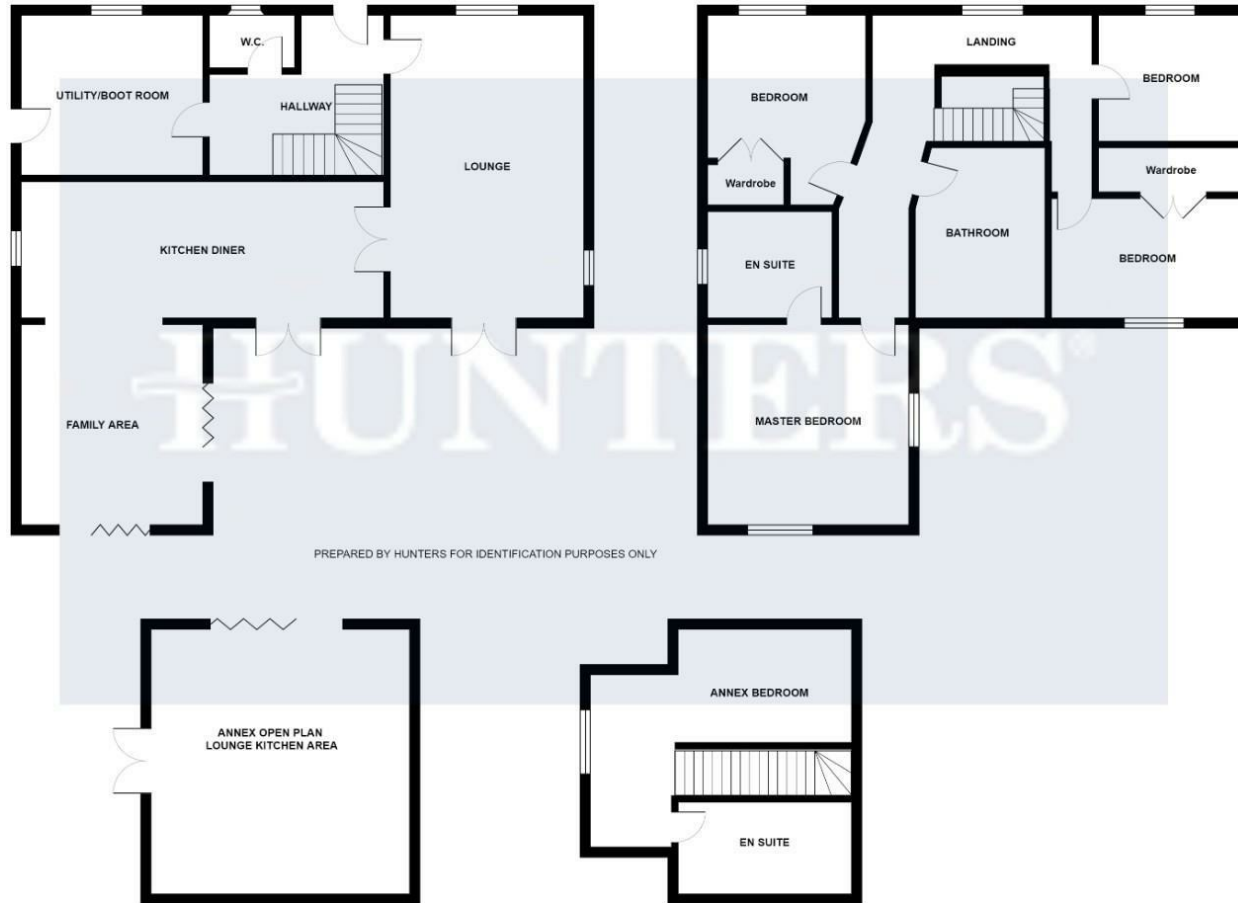
#### **COUNCIL TAX**

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

#### **TENURE - FREEHOLD**

#### **AGENTS NOTE**

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.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	88
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(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	
68	
England & Wales	EU Directive 2002/91/EC

### Viewing Arrangements

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

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