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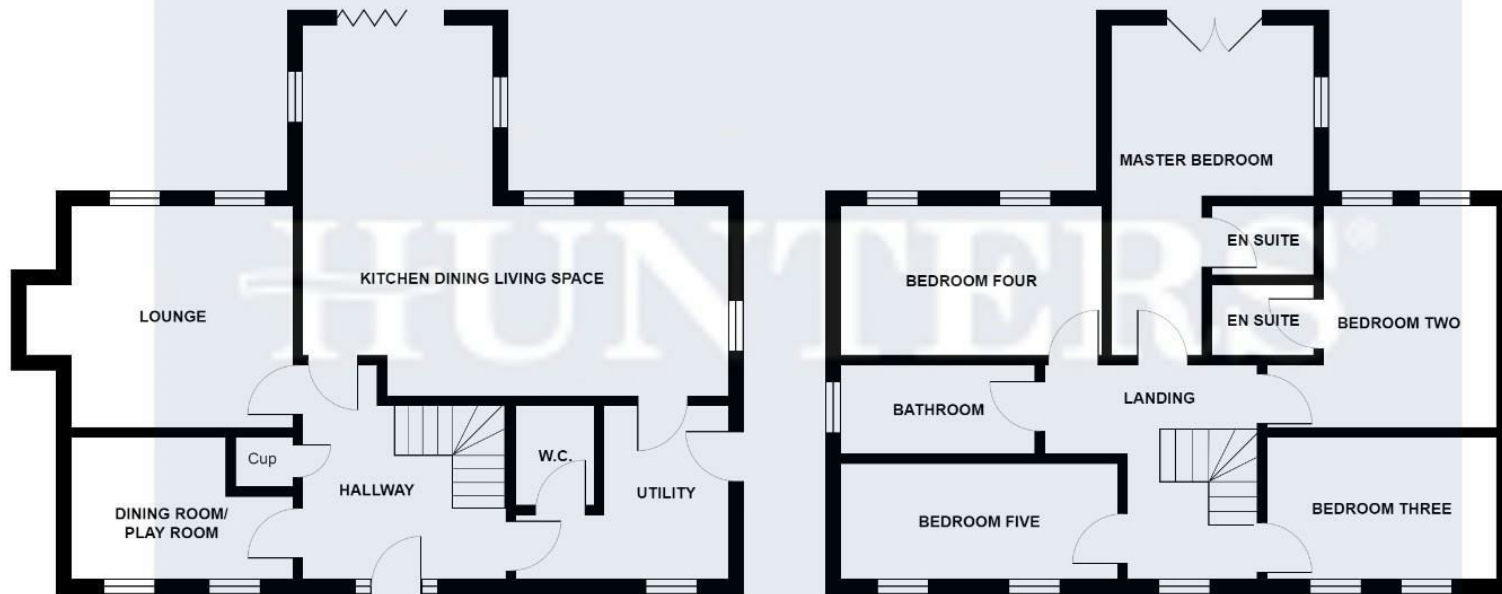
Poachers Lodge, 11 (Plot 4) School Lane, Springthorpe,  
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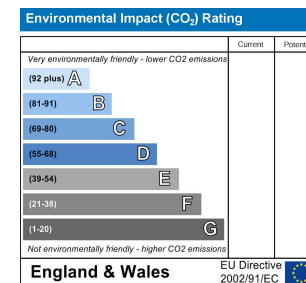
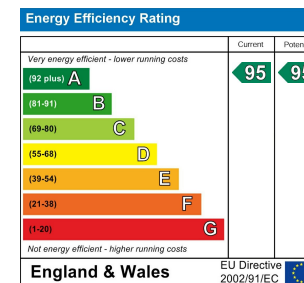
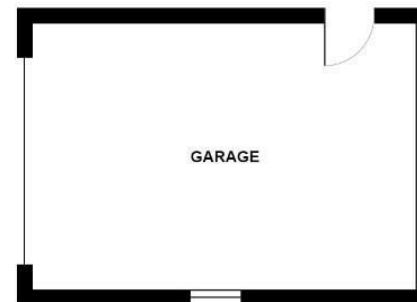
Asking Price £750,000

Here is a rare opportunity to purchase an EXECUTIVE FIVE Bedroom NEW BUILD house situated in the quaint and sought after rural village of Springthorpe which allows access to the Cathedral City of Lincoln and the market town of Gainsborough, both of which offer a wealth of amenities, transport links and schools. Accommodation briefly comprises of Entrance Hall, Lounge, Open Plan Kitchen/Dining/Family Area with Bi-folding doors out to the rear Garden, Utility Room, Study and Downstairs W.C. To the First Floor are Five Bedrooms (Two Ensuites) galleried Landing and Family Bathroom. Original Planning Application No. 145049 through West Lindsey District Council. The property benefits from 7 kW solar panels with a 7 kW battery storage along with a air source heat pump system underfloor heating, a three phase electric supply and stands on 0.3 of an acre plot. Ample parking at the front allows off-road parking for multiple vehicles, along with approximately 100 m<sup>2</sup> of patio area for outside dining and entertaining. VIEWING IS HIGHLY RECOMMENDED to appreciate the accommodation and offer and the peaceful setting of the property.

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## ACCOMMODATION

Composite Entrance door with side windows leading into:

### ENTRANCE HALLWAY

Stairs rising to first floor accommodation with under stairs storage, wood flooring and second useful storage cupboard. Doors giving access to:

### LOUNGE

17'3" x 14'9"

uPVC double glazed window to the rear elevation looking out to the garden and field views beyond, underfloor heating and brick built fireplace.

### L SHAPED OPEN PLAN KITCHEN DINER LIVING SPACE

30'10" x 28'1" to maximum dimensions

uPVC double glazed windows to the side and rear elevations, with bi fold doors to the rear leading out to the patio area and beyond. Solid wood flooring, fitted kitchen comprising base, drawer, wall and larder units with central island, integrated twin ovens and microwave unit, integrated dishwasher, inset induction hob with extractor over, complementary work surface, double ceramic sink with mixer tap, integrated full length fridge and separate freezer, spotlights to ceiling and door giving access to:

### UTILITY ROOM

10'4" x 11'2" with recess into doorway

uPVC double glazed window to the front elevation, Entrance door to the side elevation and fitted base units with complementary work surface, solid wood flooring continued from the Kitchen and Hallway, provision for automatic washing machine and appliance, solid wood door giving access to:

### W.C.

5'7" x 3'11"

Comprising w.c. and hand basin mounted in vanity base unit, part wood panelled walls and extractor fan.

### DINING ROOM/PLAYROOM

11'1" x 7'11" with recess into doorway

uPVC double glazed window to the front elevation, wood flooring continued from the Entrance Hall.

### FIRST FLOOR GALLERY LANDING

uPVC double glazed window to the front elevation, radiator and doors allowing access to:

### L SHAPED MASTER BEDROOM

26'9" x 13'0" to maximum dimensions

uPVC double glazed window to the side elevation and juliet balcony to the rear elevation with open field views, two radiators. Door giving access to:

### EN SUITE SHOWER ROOM

8'7" x 6'2"

Suite comprising w.c., ceramic hand basin mounted in vanity drawer unit and walk in shower, spotlights to ceiling, tiling to walls and flooring, heated towel rail.

### BEDROOM TWO

14'9" x 13'1" with recess into doorway

Two uPVC double glazed windows to the rear elevation and radiator. Door giving access to:

### EN SUITE SHOWER ROOM

8'7" x 4'9"

Suite comprising w.c., hand basin mounted in drawer vanity unit and walk in shower, tiling to walls and floor, heated towel rail, spotlights to ceiling.

### BEDROOM THREE

15'8" x 10'7"

Two uPVC double glazed windows to the front elevation.

### BEDROOM FOUR

14'9" x 10'6" to maximum dimensions

Two uPVC double glazed windows to the rear elevation and radiator.

### BEDROOM FIVE

14'9" x 7'8"

Two uPVC double glazed windows to the front elevation and radiator.

### FAMILY BATHROOM

10'8" x 7'3"

uPVC double glazed window to the side elevation, suite comprising w.c. "dual" sinks in vanity unit, bath, shower area, marble effect tiling to both the walls and floor, inset spotlights to ceiling and radiator.

### EXTERNALLY

To the front is a gated low maintenance gravelled driveway with off road parking for multiple vehicles leading to the detached Garage and front Entrance door and access to the rear garden. Externally to the rear is a fenced garden with patio area, garden area and field views.

### COUNCIL TAX

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

### TENURE - FREEHOLD

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>95</b>	<b>95</b>
(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>		
<i>Not energy efficient - higher running costs</i>		

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 and the purchasers (including the buying agent) must rely on 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.

England & Wales  
EU Directive  
2002/91/EC









