



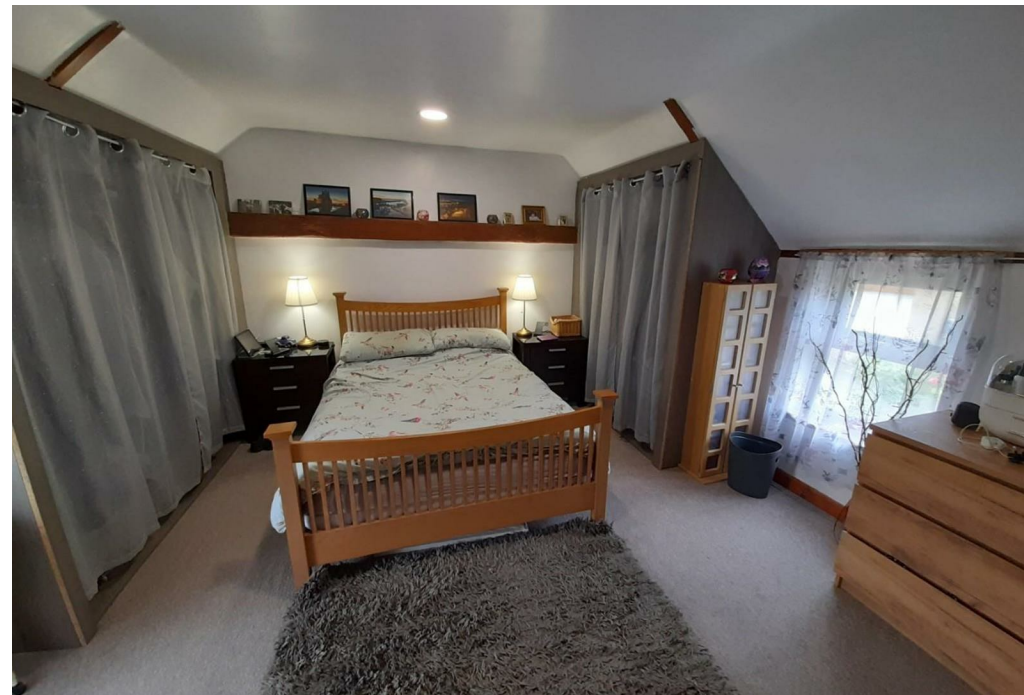
Church Lane,
Gainsborough,
DN21 5RA

£500,000



****BEAUTIFULLY RENOVATED FARMHOUSE
WITH DETACHED ONE BEDROOM
BUNGALOW/ANNEX******

Situated in the popular village of Corringham on a private plot with gardens this farmhouse has been modernised throughout by the current owners and is sold with a one bedroom detached bungalow in the grounds ideal for an elderly relative or family member to move into. The property briefly comprises an entrance area, spacious lounge diner, modern open plan kitchen diner, utility room and ground floor W.C. The first floor offers five bedrooms and family bathroom, with en-suite to the Master. The detached bungalow/annex offers entrance hall, lounge, kitchen diner and bathroom. Externally the properties have a pebbled frontage providing off road parking for numerous vehicles and lawn area. The private and enclosed rear gardens are mainly laid to lawn with a wood decking entertainment area. **VIEWING IS HIGHLY RECOMMENDED.**



ACCOMMODATION

uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY

With stairs rising to first floor accommodation and doors giving access to:

LOUNGE 21'3" x 12'6" to maximum dimensions

uPVC double glazed windows to both the front and side elevation, two radiators, brick built fireplace with tiled hearth and open fire, coving to ceiling. Door gives access into the Kitchen which is also accessed from the Hallway.

KITCHEN DINER 21'5" x 16'7" to maximum dimensions

uPVC double glazed windows to the front, rear and side elevation, fitted kitchen comprising base, drawer, wall and larder units, breakfast island, solid wood complementary work surface, splashbacks, Belfast style sink with mixer tap, space for range style cooker, wine cooler and dishwasher, access to pantry, low-level fridge, built in ingelnook style brick fireplace with hearth and gas fired stove, slate flooring with underfloor heating.

REAR ENTRANCE LOBBY

uPVC double glazed stable door giving access out to the courtyard, tiled flooring, radiator, space for fridge freezer and doorway giving access to:

UTILITY AREA

With range of fitted base, drawer, larder and wall units, complementary work surface, tiled splashback, inset circular sink with mixer tap, space for dryer and provision for automatic washing machine, continuation of tiled flooring and door giving access to:

W.C. 2'7" x 2'7"

Suite comprising w.c. and circular handbasin mounted on vanity unit, tiled flooring and radiator.

FIRST FLOOR LANDING

Having loft access and doors giving access to:

BEDROOM THREE 12'6" x 11'0"

uPVC double glazed window to the front elevation, radiator, fitted double wardrobe, cast iron fire feature and useful storage closet.

BEDROOM FOUR 10'11" x 9'10"

uPVC double glaze window to the rear elevation and radiator.

FAMILY BATHROOM 9'10" x 6'7"

uPVC double glazed window to the rear elevation, four piece suite comprising of w.c., circular handbasin mounted on vanity unit, panel sided bath and shower with mermaid boarding and tiling to the remaining walls, tiled flooring, chrome heated towel rail and useful storage cupboard along with underfloor heating

BEDROOM TWO 14'9" x 11'0"

uPVC double glazed windows to both the front and side elevation, cast iron fire feature and radiator.

BEDROOM FIVE 9'10" x 6'7"

Currently used as office. uPVC double glazed window to the rear elevation and radiator.

LANDING AREA 8'4" x 5'8"

uPVC double glazed window to the front elevation and doors giving access to:

EN SUITE BATHROOM 5'3" x 4'7"

Suite comprising w.c., handbasin mount in vanity unit, panel sided bath, tiled splashback and tiled flooring.

MASTER BEDROOM 14'0" x 13'8"

Double glazed windows to both the front and rear elevation, radiator, loft access and wardrobe storage built-in to either side of the bed.

EXTERNALLY

To the front is a driveway and off-road parking for multiple vehicles, the mature front garden is mainly set to lawn with planted borders and pathways leading to gated access into the side courtyard which is low maintenance with gate leading into the enclosed rear garden, mainly set to lawn with shed, borders, summer house, two brick built storage sheds, outside entertainment area and pathway giving access into the separate annex/bungalow.

ANNEX

ACCOMMODATION

uPVC double glazed entrance door with side windows into

ENTRANCE HALLWAY

With loft access, radiator, airing cupboard doors give access to:

BREAKFAST KITCHEN 11'8" x 11'0"

uPVC double glazed French doors to the rear elevation leading out to the enclosed rear garden and uPVC double glazed window to the side elevation. Fitted kitchen comprising base, drawer, wall and larder units with complementary work surfaces, tiled splashback, inset sink and drainer with mixer tap, space for cooker and fridge freezer and provision for automatic washing machine, double radiator and wall mounted gas fired central heating boiler.

LOUNGE 16'10" x 11'9"

uPVC double glazed windows to the front and side elevation, double radiator and coving to ceiling.

BEDROOM 12'4" x 11'7"

uPVC double glazed windows to both front and rear elevation, radiator and fitted triple wardrobe.

SHOWER ROOM 9'6" x 5'6"

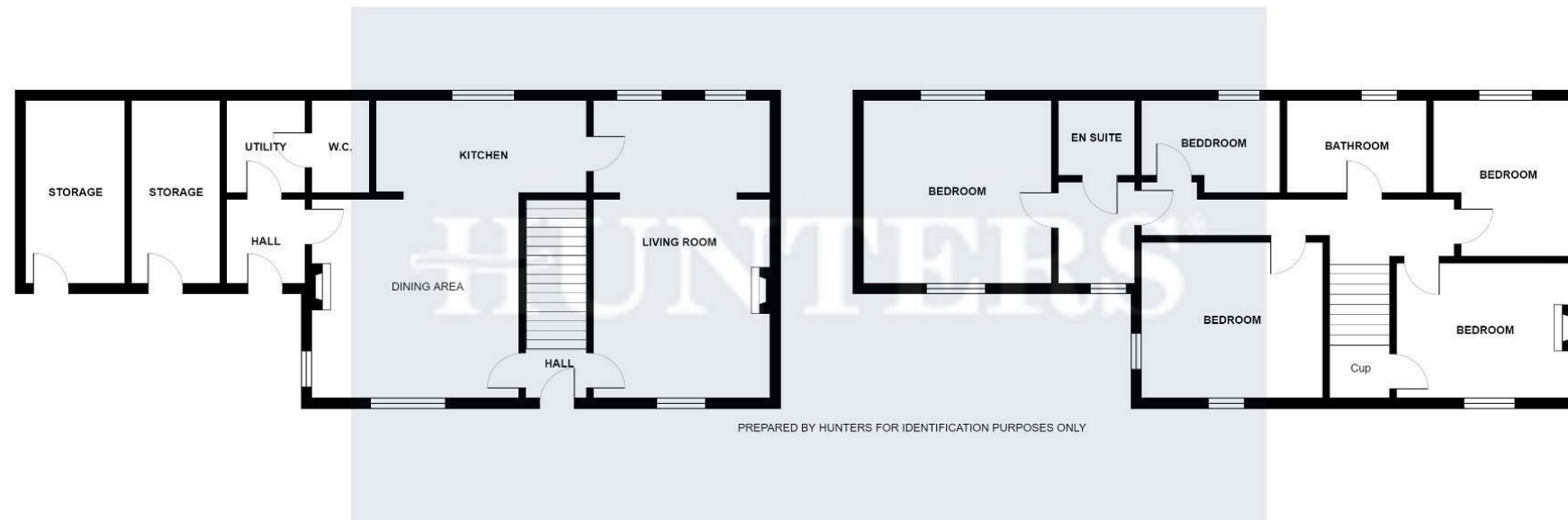
uPVC double glazed window to the front elevation, suite comprising w.c. handbasin mounted in vanity unit and walk-in double shower with mermaid board splashback, tiling to the remaining walls and chrome heated towel rail.

COUNCIL TAX

Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'C' and Swallow Cottage(the annex) is in Rating Band "A".

TENURE - FREEHOLD

Tenure: Freehold
Council Tax Band: C



- DETACHED FAMILY HOME WITH ANNEX
- SIX BEDROOMS
- THREE BATHROOMS
- THREE RECEPTIONS
- KITCHEN
- GARDENS TO SIDE AND REAR
- VILLAGE LOCATION
- VIEWING RECOMMENDED
- EPC RATING : D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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.

THINKING OF SELLING? 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.