



School Lane, Springthorpe DN21 5QD

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EXCLUSIVE



## School Lane, Springthorpe DN21 5QD

We are proud to offer Tuckers Barn a bespoke property designed by the current owners situated on a pleasant plot within the popular village of Springthorpe which is conveniently placed between the market town of Gainsborough and the cathedral city of Lincoln. Viewing IS HIGHLY RECOMMENDED to appreciate the versatile accommodation on offer and the further potential this property has to offer. Contact our office to arrange a viewing.





**ACCOMMODATION**

uPVC double glazed entrance door leading into:

**ENTRANCE PORCH**

uPVC double glazed windows to both the front and side elevations, tiled flooring and wooden part glazed Entrance door leading into:

**ENTRANCE HALLWAY**

Stairs rising to first floor accommodation. uPVC double glazed window to the side elevation, radiator, vaulted ceiling, tiled flooring, second radiator. Doors giving access to

**LOUNGE**

19'3" x 18'11"

uPVC double glazed windows to either side elevations, brick inglenook style fireplace with open fronted living flame gas stove, three radiators, beam feature to ceiling and exposed brickwork pillars.

**OFFICE**

13'1" x 10'8"

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

**DOWNSTAIRS W.C.**

6'11" x 5'3" to maximum dimensions

uPVC double glazed window to the rear elevation, w.c. pedestal wash handbasin with tiled splashback, radiator, tiled flooring and coving to ceiling.



**DINING ROOM**

13'10" x 11'3"

uPVC double glazed window to the rear elevation, radiator and coving to ceiling.

**KITCHEN**

17'8" x 13'5"

uPVC double glazed windows to both the front and rear elevation, radiator and fitted kitchen comprising base and wall units with complementary marble worksurface, tiled splashback, inset sink and drainer, integrated double oven and gas hob with extractor over, integrated fridge and dishwasher, tiled flooring, wooden beam features to ceiling, spotlights and opening into:

**SECOND DINING AREA**

18'6" x 10'9"

uPVC double glazed window and French doors to the front elevation leading out to the slabbed courtyard area, two radiators, flooring continued from the Kitchen. Opening from the Kitchen Dining area, with continuation of the tiled flooring, vertical radiator and uPVC double glazed French doors opening to Garden Room and doors giving access to Rear Lobby, Guest Bedroom and Snooker Room.

**REAR LOBBY**

uPVC double glazed door to the rear elevation giving access out to the rear garden, radiator and flooring continued from the Kitchen. Door giving access to:



**UTILITY ROOM**

8'5" x 6'5"

uPVC double glazed window to the rear elevation, fitted base, drawer and wall units with complementary work surface, tiled splashback, inset sink with water softener unit and drainer with mixer tap over, provision for automatic washing machine, space for dryer, radiator, tiled flooring continued through from the Kitchen and Dining area, wall mounted gas fired central heating boiler.

**GARDEN ROOM**

12'6" x 12'3"

uPVC double glazed windows to the side and rear elevation with uPVC double glazed doors to one side and the rear giving access out to the garden area, continuation of the tiled flooring, radiator and spotlights to ceiling.

**SNOOKER ROOM**

32'6" x 17'7"

Accessed from the Kitchen area.

uPVC double glazed windows to either side elevation and uPVC double glazed French doors giving access to the slabbed courtyard area, three radiators, wooden features to ceiling, spotlights and bar area.

**GUEST BEDROOM**

12'10" x 9'7"

Accessed from Kitchen Dining area

uPVC double glazed window to the rear elevation, radiator, range of fitted wardrobes and dressing table with matching bedside cabinets and coving to ceiling. Door gives access to:

**EN SUITE SHOWER ROOM**

9'4" x 5'4"

uPVC double glazed window to the side elevation, suite comprising w.c, hand basin mounted in base vanity unit, double shower cubicle, fully tiled walls and flooring, towel rail and spotlights to ceiling.

**FIRST FLOOR LANDING**

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

**MASTER BEDROOM**

18'11" x 12'8"

With inner hallway and doors giving access to the walk in wardrobe dressing room and en suite Bathroom.

uPVC double glazed windows to either side elevation, two radiators.



**EN SUITE BATHROOM**

10'6" x 6'5"

uPVC double glazed window to the side elevation, four piece suite comprising w.c, pedestal wash hand basin, bath and separate shower cubicle, fully tiled walls and flooring, heated towel rail and spotlights to ceiling.

**BEDROOM TWO**

13'1" x 10'8"

uPVC double glazed window to the front elevation, radiator, vaulted ceiling.

**BEDROOM THREE**

13'9" x 11'3"

uPVC double glazed windows to the rear elevation, radiator, vaulted ceiling.

**FAMILY BATHROOM**

7'6" x 6'2"

uPVC double glazed window to the rear elevation, three piece suite comprising w.c., hand basin and tiled sided bath with mixer shower over, fully tiled walls and flooring, heated towel rail and spotlights to ceiling.

**EXTERNALLY**

To the front is a walled gravelled driveway allowing off road parking for multiple vehicles leading to both the front and side of the property which sweeps round past the quadruple tandem Garage with workshops and store

area, electric door access and attached is a Summer House 4.55 x 4.18 having uPVC double glazed windows and entrance door with double glazed bi-folding doors leading out to the side with fitted base units with complementary worksurface, tiled splashback and stainless steel sink and drainer, tiled flooring and spotlights to ceiling, mature landscape garden mainly set to lawn with a variety of shrubs, trees and flowering plants and area for a wooden summer house and numerous patio area to enjoy outside living.

**COUNCIL TAX**

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

**TENURE - FREEHOLD**

**AGENTS NOTE**

The property benefits from solar panels which were installed in 2015 and are owned by the vendors, this generates an income of approximately £660/800 per annum.

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.



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>91</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>78</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	
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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