



High Street, East Ferry,  
Gainsborough, DN21 3DZ  
Asking Price £449,500

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EXCLUSIVE



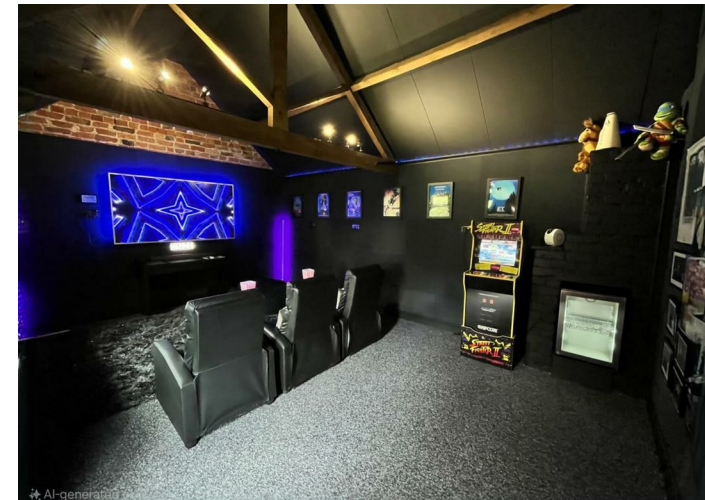




# High Street, East Ferry, Gainsborough, , DN21 3DZ

**Asking Price £449,500**

The property comprises a total of five bedrooms and five bathrooms and is currently utilised as a charming three bedroom, three bathroom home, with a two bedroom, two bathroom holiday let next door, generating an annual turnover of £26,000. VIEWING IS HIGHLY RECOMMENDED to appreciate the versatility of accommodation on offer, set in the tranquil sought after village of East Ferry on the banks of the River Trent and in the catchment area for well regarded schools including the Queen Elizabeth High School and the wealth of amenities the surrounding towns have to offer.





#### ACCOMMODATION

uPVC double glazed entrance door leading into:

#### ENTRANCE HALLWAY

uPVC double glazed window to the rear elevation, radiator, laminate flooring, stairs rising to first floor accommodation with storage under, doors giving access to:

#### SNUG

13'1" x 12'11"

uPVC double glazed window to the front elevation, radiator, exposed wooden beams to the ceiling, picture rail and cast iron open fireplace with wood surround and mantle, laminate flooring.

#### SITTING ROOM

12'10" x 12'8"

Doorways from Hallway and Kitchen.

uPVC double glazed window to the front elevation, radiator and ornate fireplace with cast iron surround and mantle housing open fireplace, picture rail, exposed wood beam to ceiling.

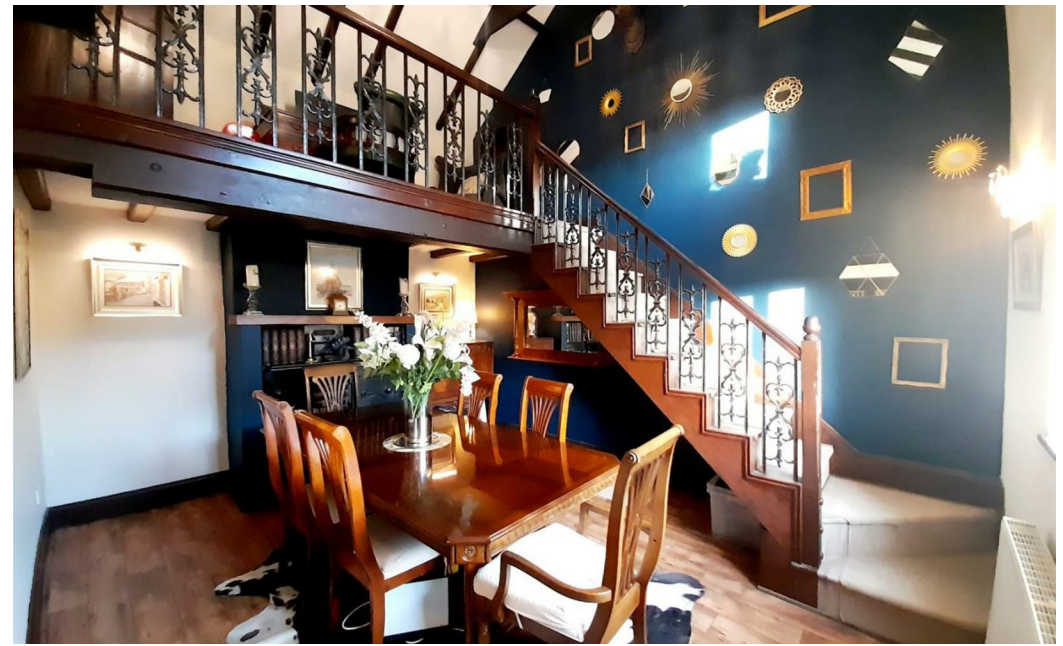
#### FIRST FLOOR LANDING

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

#### MASTER BEDROOM

13'0" x 12'9"

uPVC double glazed window to the front elevation, decorative cast iron fire feature and door giving access to:



#### EN SUITE SHOWER ROOM

7'4" x 6'4" to maximum dimensions

uPVC double glazed window to the rear elevation, suite comprising w.c., hand basin mounted in vanity unit, shower cubicle, chrome heated towel rail and loft access.

#### BEDROOM TWO

12'9" x 12'7"

uPVC double glazed window to the front elevation, radiator and decorative cast iron fire feature with wooden surround and mantle, range of fitted wardrobes and doors leading into:

#### BEDROOM THREE

13'1" x 12'0"

uPVC double glazed window to the front elevation, radiator, loft access and range of fitted wardrobes. Door giving access to:

#### LANDING AREA

With door in turn giving access to:

#### SHOWER ROOM

15'3" x 5'2"

uPVC double glazed window to the rear elevation, suite comprising w.c., pedestal wash hand basin, shower cubicle, part wood panelled walls, radiator and airing cupboard.

#### GALLERIED LANDING

15'1" x 11'10"

Second door from the inner landing gives access to the gallery landing with vaulted ceiling, two uPVC double glazed windows to the front elevation, radiator, exposed wooden beams and balustrade with iron feature spindles and staircase leading to:





#### DINING ROOM

14'9" x 12'5"

Fireplace housing feature cast iron stove, further exposed wooden beams to ceiling. Door giving access to:

#### KITCHEN

13'0" x 11'10"

Also accessed from the Sitting Room.

uPVC double glazed window to the front elevation and wooden double glazed stable style door to a Porch area constructed of uPVC double glazed windows with French doors to the front elevation. Fitted kitchen comprising base, drawer and wall display and larder units with complementary work surface, tiled splashbacks, inset rendered sink and drainer with mixer tap, space for range style cooker, integrated fridge and dishwasher, exposed wooden beam to ceiling. Door giving access to:

#### UTILITY ROOM

6'9" x 5'4"

uPVC double glazed window to the rear elevation, corner larder unit, space for fridge freezer, provision for automatic washing machine and dryer with worksurface over, part tiled walls and door giving access to:

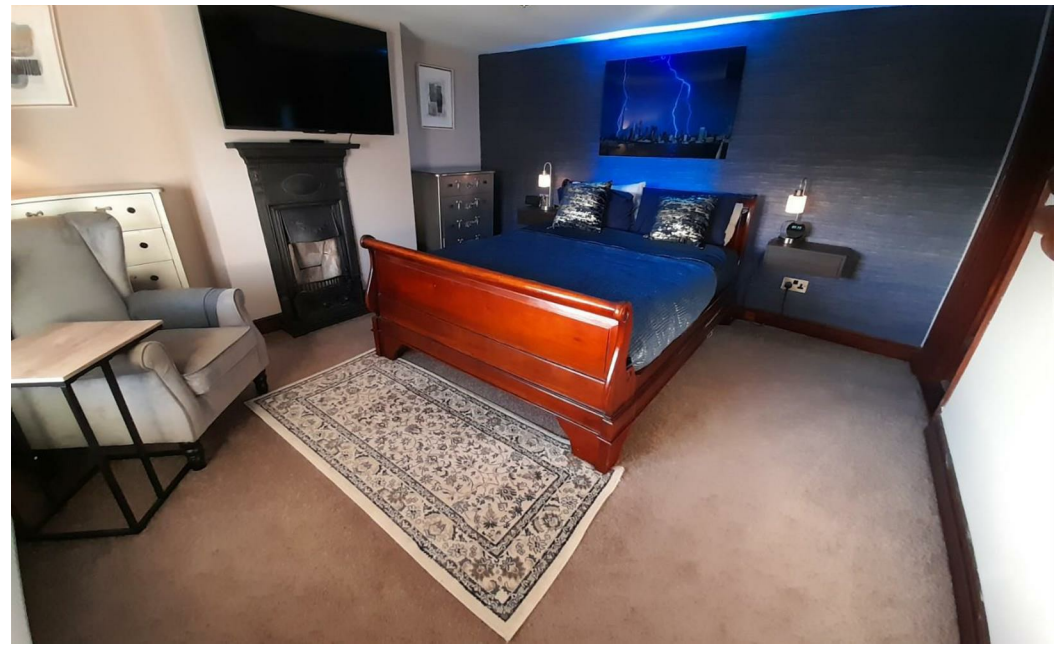
#### BATHROOM

11'10" x 5'6"

uPVC double glazed window to the rear elevation, suite comprising w.c., pedestal wash hand basin, panel sided bath and separate shower cubicle, part tiled walls and radiator.

#### ANNEX/HOLIDAY LET

uPVC double glazed entrance door leading into:



#### ENTRANCE PORCH/SUNROOM

Constructed on a low level brick wall with uPVC double glazed framework, sloping ceiling and patio doors giving access into:

#### KITCHEN DINER

14'8" x 13'7"

Fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, breakfast bar, inset sink and drainer with mixer tap, space for cooker and provision for low level dishwasher and fridge, tiled flooring, wall mounted electric heater. Door giving access to:

#### W.C.

5'11" x 5'3"

Suite comprising w.c. and hand basin mounted on vanity unit, tiled flooring.

#### SITTING ROOM

14'4" x 12'4" to maximum dimensions

Further door from Kitchen Diner.

uPVC double glazed window to the front elevation and wooden entrance door, brick built inglenook fireplace with tiled hearth, exposed wood flooring and wall mounted electric heater. Door gives access to stairs rising to the first floor accommodation.

#### FIRST FLOOR LANDING

Exposed wooden flooring, brick feature and exposed wooden beams to ceiling, electric wall mounted heater and doors in turn giving access to:



## MASTER BEDROOM

16'1" x 11'1"

uPVC double glazed window to the front elevation, wall mounted electric heater, exposed wood flooring and exposed wooden beam to ceiling.

## TWIN BEDROOM

11'7" x 11'4"

uPVC double glazed window to the front elevation, wall mounted electric heater and exposed wood flooring.

## SHOWER ROOM

6'1" x 5'1"

Suite comprising w.c., pedestal wash hand basin and shower, fully tiled walls and flooring and wall mounted chrome heated towel rail.

## EXTERNALLY

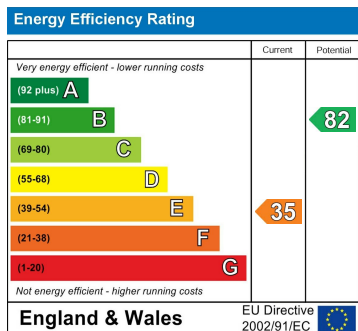
External brick built storage areas one of which has been turned into a Cinema/Games Room (which could have multiple use for the next owner) 5.58m x 3.95m with wooden entrance door and uPVC double glazed window, vaulted ceiling with exposed wooden beams and brick wall feature. The second is a useful storage area with separate access also which could have multiple uses.

The gated driveway allows off road parking for multiple vehicles and the mature well kept garden is divided into seating areas and lawn with well stocked borders and space for hot tub.

## COUNCIL TAX

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

## TENURE - FREEHOLD



## DISCLAIMER

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.

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### **Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
01427 616118 | Website: [www.hunters.com](http://www.hunters.com)

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