



3 Hawthorne Close, Glentworth, Gainsborough, DN21 5ED



Book a Viewing!

£395,000

Situated in the sought after village of Glentworth, north of the Cathedral City of Lincoln, this modern and spacious four bedroom detached family home offers beautifully presented accommodation throughout. The property welcomes you with a bright Entrance Hall leading to a Cloakroom/WC, Study, generous Lounge with bi-fold doors opening onto the rear garden, separate Dining Room and a stylish refitted Breakfast Kitchen, perfect for modern family living. To the First Floor there are four well proportioned double Bedrooms, including a principal bedroom with a refitted En-suite Shower Room, together with an attractive four piece Family Bathroom. Occupying a pleasant corner plot within a quiet cul-de-sac, the property benefits from lawned gardens to the front, a driveway providing off street parking and a single garage. To the rear there are stunning landscaped gardens offering a high degree of privacy and a wonderful space for outdoor dining, entertaining or simply relaxing. Viewing is highly recommended to fully appreciate this impressive family home.





LOCATION

Glentworth is a charming and highly regarded rural village situated approximately 10 miles north of Lincoln, nestled at the foot of the Lincolnshire Cliff escarpment and surrounded by attractive open countryside. Rich in history and character, the village dates back to the Domesday Book and features a number of period properties, a picturesque village setting, the historic Church of St Michael with its Anglo-Saxon origins, and a strong sense of community centred around the village hall and local events. Despite its peaceful countryside location, Glentworth enjoys excellent access to Lincoln, Gainsborough, Scunthorpe and the wider road network via the nearby A15 and A631, making it an ideal choice for those seeking village life without sacrificing convenience. The village is particularly popular with families and professionals looking for a tranquil setting, beautiful surrounding walks and a welcoming community atmosphere.



ACCOMMODATION

ENTRANCE HALL

With staircase to the first floor, cloaks cupboard, double glazed window to the front aspect, laminate flooring and two radiators.

CLOAKROOM/WC

With close coupled WC, wash hand basin, double glazed window to the front aspect, tiled splashbacks, laminate flooring and radiator.

STUDY

11' 5" x 6' 7" (3.50m x 2.03m) With double glazed window to the front aspect, laminate flooring and radiator.



LOUNGE

17' 11" x 11' 5" (5.48m x 3.50m) With double glazed bi-fold doors to the rear garden, gas fire within decorative fire surround and radiator.

KITCHEN

13' 7" x 12' 5" (4.15m x 3.79m) Fitted with a stylish range of wall and base units with work surfaces over, complimented by a central island, ceramic 1½ bowl sink with side drainer and mixer tap over, eye level electric oven and microwave, induction hob with extractor fan over, integrated dishwasher, space for fridge freezer, tiled flooring and splashbacks, spotlights and double glazed window to the rear aspect.



DINING ROOM

10' 6" x 8' 8" (3.22m x 2.65m) With double glazed window to the front aspect, tiled flooring and radiator.

UTILITY ROOM

5' 9" x 5' 6" (1.76m x 1.69m) With spaces for washing machine and tumble dryer, wall mounted gas fired central heating boiler, stainless steel sink with side drainer and mixer tap over, tiled flooring and splashbacks, radiator and door to the rear garden.

FIRST FLOOR LANDING

With airing cupboard and radiator.

BEDROOM 1

13' 6" x 10' 10" (4.13m x 3.32m) Fitted with a range of Hammonds wardrobes, double glazed window to the rear aspect and radiator.



EN-SUITE SHOWER ROOM

7' 1" x 5' 8" (2.18m x 1.74m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, towel radiator, shaver point, laminate flooring and double glazed window to the rear aspect.



BEDROOM 2

10' 5" x 9' 8" (3.20m x 2.96m) Fitted double glazed window to the rear aspect and radiator.

BEDROOM 3

11' 6" x 9' 8" (3.53m x 2.96m) Fitted with Hammonds wardrobes, double glazed window to the front aspect and radiator.

BEDROOM 4

10' 10" x 7' 11" (3.31m x 2.42m) With double glazed window to the front aspect and radiator.

BATHROOM

9' 9" x 5' 6" (2.98m x 1.68m) Fitted with a four piece suite comprising of shower cubicle, panelled bath, close coupled WC and pedestal wash hand basin, tiled walls, radiator and double glazed window to the front aspect.



OUTSIDE

To the front of the property there is a lawned garden with mature shrubs inset. There is a driveway providing off street parking and access to the single garage. The attached single garage has an electric roller door to the front, personnel door to the rear light and power. To the rear of the property there is a landscaped garden with patio seating area, raised lawned area, mature shrubs and flowerbeds. There is an additional covered seating area with lighting.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.





WEBSITE
Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](https://www.mundys.net)

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GETTING A MORTGAGE
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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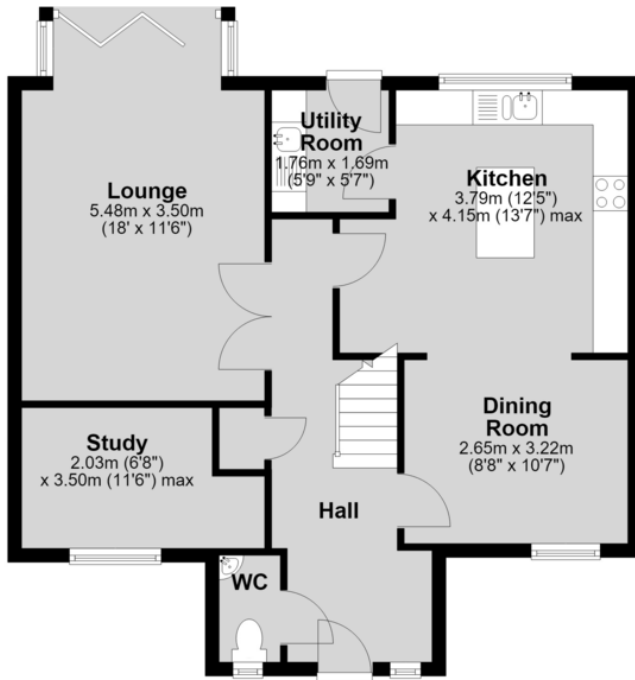
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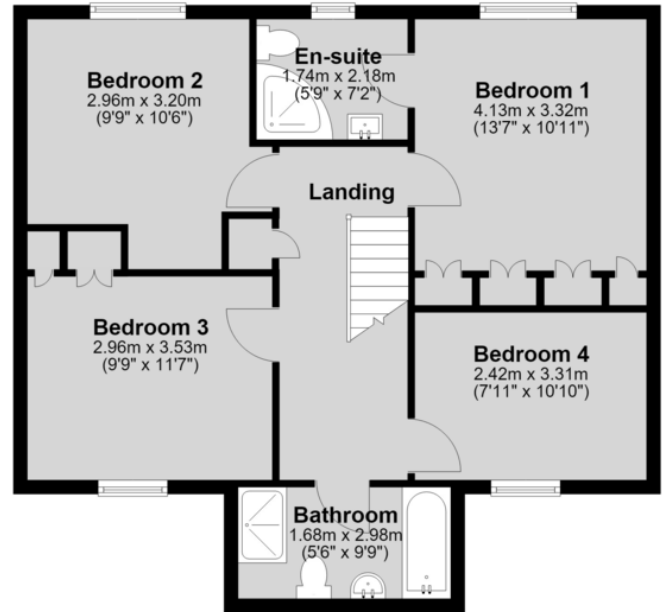
Ground Floor

Approx. 65.0 sq. metres (700.1 sq. feet)



First Floor

Approx. 71.4 sq. metres (768.6 sq. feet)



Total area: approx. 136.4 sq. metres (1468.7 sq. feet)



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

