



Poppy Fields High Street, Kexby Gainsborough DN21 5LZ

welcome to

Poppy Fields High Street, Kexby Gainsborough

A versatile three/four bedroom detached home located on a generous plot with open field views in the peaceful village of Kexby.



Situated in a quiet and sought-after position in Kexby, this well-presented three/four bedroom detached property offers generous and flexible living accommodation, perfect for modern family living.

The ground floor comprises an entrance porch leading into a welcoming lounge, alongside a separate study which offers potential for use as a fourth bedroom if required. The property also benefits from a well-appointed kitchen, dining room and a bright conservatory overlooking the garden, in addition to a useful utility room and cloakroom wc.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, complemented by a family bathroom and a dressing room.

Externally, the property sits on an impressive plot with open field views to the rear, providing a peaceful and private setting. There is ample off-road parking to the front, along with an integral double garage. Two workshops, both with power and lighting (one larger than the other), add further versatility and appeal.

With its excellent location, generous space and well-maintained condition, this property represents a fantastic opportunity. Early viewing is highly recommended.

Agent's Note-Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Lounge

Study

Kitchen

Dining Room

Conseravtory

Utility Room

Cloakroom Wc

Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Dressing Room

Bathroom

Double Garage

Smaller Workshop

Larger Workshop

Front Exterior

Rear Garden



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welcome to

Poppy Fields High Street, Kexby Gainsborough

- SPACIOUS THREE/FOUR BEDROOM DETACHED HOME
- GENEROUS PLOT WITH OPEN FIELD VIEWS
- VERSATILE LAYOUT WITH POTENTIAL FOURTH BEDROOM/STUDY
- LOUNGE, DINING ROOM & CONSERVATORY
- PRINCIPAL BEDROOM WITH EN-SUITE

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR124176 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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