



Gainsborough Road, Winthorpe  
Guide Price £290,000 to £300,000



## Gainsborough Road

Winthorpe, Newark

MARKETED WITH NO CHAIN Enjoying a convenient position in the popular village of Winthorpe which benefits from ease of access onto the A46 and A1, this attractive semi-detached home boasts immaculate and extended accommodation, ideally suiting a family. The ground floor benefits from a wonderful open plan lifestyle with scope to create separate rooms if required, and externally, this home has ample off-street parking as well as a side and rear garden.

The property's accommodation comprises to the ground floor: welcoming entrance hallway, cloakroom and WC, utility room and the open plan accommodation which comprises of a bay fronted lounge area, dining area with feature log burning stove, kitchen with appliances to include a four ring gas hob and electric oven, and the magnificent garden room which has bi-folding doors opening to the rear garden and a central lantern, flooding this space with light. The first floor has three well-proportioned bedrooms, two-piece bathroom suite and a separate WC with sink.

Outside, this home is approached with a generous frontage with a lawned area and gravelled driveway providing ample off-street parking. The side and rear garden are predominantly laid to lawn for ease of maintenance but offers great scope for those who are green-fingered. Other features of this home include gas central heating and UPVC double glazing.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





#### Entrance Hall

10' 5" x 5' 0" (3.17m x 1.52m)  
maximum measurements

#### Ground Floor WC

7' 11" x 2' 8" (2.41m x 0.81m)

#### Lounge Area

12' 3" x 10' 11" (3.73m x 3.33m)  
maximum measurements into bay window

#### Dining Area

13' 8" x 10' 11" (4.17m x 3.33m)  
maximum measurements

#### Kitchen

10' 11" x 8' 6" (3.33m x 2.59m)  
maximum measurements

#### Garden Room

14' 5" x 9' 3" (4.39m x 2.82m)

#### Utility Room

5' 5" x 4' 7" (1.65m x 1.40m)

#### Bedroom One

13' 7" x 10' 11" (4.14m x 3.33m)  
maximum measurements

#### Bedroom Two

11' 0" x 9' 11" (3.35m x 3.02m)  
maximum measurements

#### Bedroom Three

8' 7" x 7' 11" (2.62m x 2.41m)

#### Bathroom

8' 0" x 5' 1" (2.44m x 1.55m)

#### Separate WC

7' 11" x 2' 8" (2.41m x 0.81m)

#### Agent's Note

We have been advised that there is a tree in the rear garden that is under a Tree Preservation Order.



### Services

Mains gas, electricity, water and drainage are connected.

### Square Footage

The square footage for this property is approximately 1092 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

### Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.





### Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

### Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Newton Fallowell

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 **NEWTON FALLOWELL**