



## 45 MIDDLE STREET GAINSBOROUGH, DN21 5QT

**£685,000**  
**FREEHOLD**

A rare opportunity to acquire an exceptional Victorian detached residence set within approximately 0.6 acres of beautifully maintained grounds in the highly regarded village of Corringham. Combining elegant period character with thoughtfully updated accommodation, The Old Rectory offers four generous double bedrooms, three bathrooms, magnificent reception rooms, a stunning open-plan dining kitchen, extensive parking, garaging and open countryside views to the rear. Positioned within easy reach of Gainsborough and within catchment of the highly regarded Queen Elizabeth High School, this striking family home delivers the perfect blend of heritage, space and modern living.



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## 45 MIDDLE STREET

### DESCRIPTION

Standing proudly within approximately 0.6 acres of established grounds, The Old Rectory is an imposing and beautifully presented Victorian residence that effortlessly combines period grandeur with contemporary family living. Set well back from the road behind a sweeping horseshoe gravel driveway, this substantial detached home enjoys an enviable position within the peaceful village of Corringham whilst remaining conveniently placed for Gainsborough, excellent transport links and highly regarded schooling, including the esteemed Queen Elizabeth High School.

Approached via the impressive entrance vestibule, first impressions are outstanding. A striking Gothic-style feature window, ornate mosaic tiled flooring and elegant glazed double-opening Georgian-style doors provide a fitting introduction to this exceptional home. Beyond lies the welcoming reception hallway where a magnificent staircase rises to the first-floor gallery landing, complemented by beautiful parquet flooring and an abundance of original character.

The ground floor offers a wealth of versatile living accommodation designed to suit modern family life. The elegant living room enjoys a stunning rear-facing bay window with fold-back shutters framing delightful views across the gardens and open farmland beyond. A further side picture window floods the room with natural light, whilst a feature fireplace with exposed brick inlay and multi-fuel stove creates a wonderful focal point.

The formal dining room provides an ideal setting for entertaining, featuring an attractive marble fireplace with coal-effect gas fire and French doors opening directly onto the rear terrace, allowing the gardens to become a natural extension of the living space during the warmer months.

To the front of the property, the study offers an excellent work-from-home space, complete with another impressive bay window and original shutters overlooking the front grounds.

At the heart of the home lies the magnificent open-plan dining kitchen, beautifully appointed with an extensive range of quality wall and base units, complementary work surfaces and tiled splashbacks. Integrated appliances

include a dishwasher, fridge freezer, oven and hob, whilst generous dining space makes this the perfect room for everyday family living and entertaining alike. French doors open onto the gardens, whilst a separate side entrance provides additional practicality. A useful utility room offers further storage, appliance space and an additional external access door.

Completing the ground floor is a cloakroom fitted with a low-level WC and wash hand basin, with the added benefit of access to a useful cellar beneath.

The first floor is equally impressive. The magnificent gallery landing continues the property's character and charm, featuring the original spindle balustrade, large windows flooding the space with natural light and an attractive arched display recess. The generous proportions create an ideal reading or seating area.

The principal bedroom suite is particularly impressive, enjoying a large bay window overlooking the grounds, extensive fitted wardrobes and a stylish en-suite shower room fitted with twin vanity wash hand basins, WC, attractive tiling and a walk-in shower enclosure.

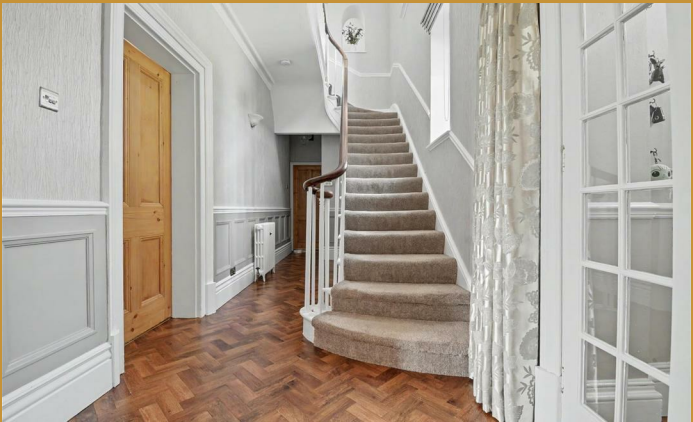
Bedroom two is another substantial double bedroom enjoying delightful views across the rear gardens and benefiting from its own modern en-suite shower room comprising a shower enclosure, vanity wash hand basin, WC and contemporary tiling.

Bedrooms three and four are both excellent-sized double rooms, each offering fitted wardrobes and ample space for family members or guests.

The luxurious family bathroom completes the accommodation and has been beautifully upgraded, featuring a freestanding bath, separate shower enclosure, modern vanity wash hand basin, WC and elegant full-height tiling.

Externally, the property is every bit as impressive as the accommodation within. The sweeping horseshoe driveway provides extensive parking for numerous vehicles and leads to the detached garage with power and lighting.

To one side of the property, tall timber gates open into a private courtyard enclosed by attractive brick walling.



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From here there is access to a second garage together with a useful brick-built store, providing excellent storage and workshop potential.

The gardens are undoubtedly one of the property's most remarkable features. Extending to approximately 0.6 acres, they comprise expansive lawns, mature trees, established planting and a generous paved sun terrace perfectly positioned for outdoor entertaining. Beyond the gardens are uninterrupted views across open farmland, creating a wonderful sense of privacy and tranquillity rarely found.

To the opposite side of the property, a further pair of timber gates provides access to a gravel parking area ideal for a caravan, motorhome or additional vehicles, together with convenient access into the rear gardens.

A truly exceptional period home of considerable character and distinction, The Old Rectory offers an outstanding lifestyle opportunity within one of the area's most desirable village locations.

### Entrance Vestibule

Gothic style feature window, ornate mosaic tiled flooring and glazed Georgian-style double doors leading into the main reception hallway.

### Reception Hallway

Grand entrance hallway with parquet flooring, staircase rising to the first-floor gallery landing and access to principal ground floor accommodation.

### Cloakroom

Low-level WC, wash hand basin and access to useful cellar.

### Lounge

Impressive dual-aspect reception room with rear bay window featuring fold-back shutters, additional side picture window, exposed brick fireplace and multi-fuel stove.

### Dining Room

Elegant formal dining room with marble fireplace, coal-effect gas fire and French doors opening onto the rear terrace and gardens.

### Office

Front-facing reception room with bay window and fold-back shutters, ideal for home working.

### Open Plan Dining Kitchen

Beautifully appointed with an extensive range of wall and base units, complementary worktops, tiled splashbacks, integrated dishwasher, fridge freezer, oven and hob, generous dining space, French doors to the garden and side entrance door.

### Utility Room

Additional storage units, appliance space and side access door.

### First Floor Gallery Landing

Spacious landing area with original balustrade, large windows, arched display recess and ample space for seating or reading area.

### Principal Bedroom

Exceptional double bedroom with large bay window, fitted wardrobes and access to en-suite.

### En-Suite Shower Room

Walk-in shower enclosure, twin vanity wash hand basins with storage, WC and contemporary tiling.

### Bedroom Two

Large double bedroom overlooking the rear gardens with access to en-suite shower room.

### En-Suite Shower Room

Modern shower enclosure, vanity wash hand basin, WC and stylish tiling.

### Bedroom Three

Generous double bedroom with fitted wardrobes.

### Bedroom Four

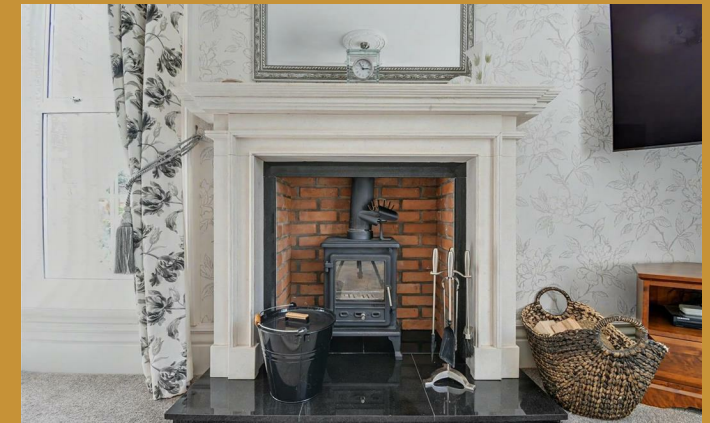
Spacious double bedroom with fitted wardrobes.

### Family Bathroom

Luxurious bathroom fitted with freestanding bath, separate shower enclosure, vanity wash hand basin, WC and full-height contemporary tiling.

### Outside

Sweeping horseshoe gravel driveway providing extensive parking and access to detached garage. Enclosed courtyard with second garage and brick-built store. Further gated parking area suitable for a caravan or motorhome. Beautifully maintained gardens extending to approximately 0.6 acres with paved sun terrace, mature trees, established planting and uninterrupted views across open farmland.





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## ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band F

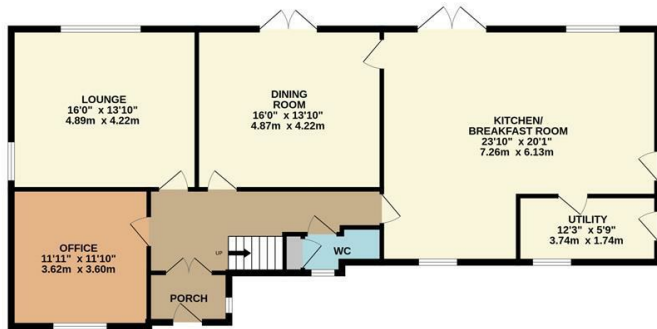
Viewings – By Appointment Only

Floor Area – 2580.00 sq ft

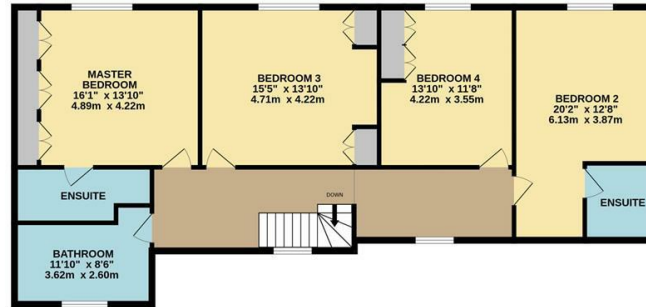
Tenure – Freehold



GROUND FLOOR  
1234 sq.ft. (114.7 sq.m.) approx.



1ST FLOOR  
1205 sq.ft. (112.0 sq.m.) approx.



TOTAL FLOOR AREA : 2440 sq.ft. (226.6 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>78</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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