



**Dairy Leigh, 2a Padmoor Lane, Upton,
Gainsborough, DN21 5NH**



Book a Viewing!

£520,000

This stylish, energy-efficient home was completed in 2021 and offers a thoughtfully designed layout ideal for modern family living. Finished to a high standard throughout, the property features underfloor heating to the ground floor, electric Velux windows on the first floor and a mix of open-plan and flexible living spaces. Situated in the heart of the charming Lincolnshire village of Upton, just three miles from Gainsborough, the home enjoys a peaceful setting with excellent local amenities nearby, including Queen Elizabeth's High School and Thonock Park Golf Course.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Situated in the charming village of Upton, this property offers the best of both rural living and convenient access to nearby amenities. Upton is a traditional Lincolnshire village known for its friendly community, village hall, and active local events. Surrounded by open countryside and farmland, it's ideal for those who enjoy walking, cycling, and outdoor pursuits. Despite its peaceful setting, Upton is just three miles from Gainsborough, which provides a full range of facilities including supermarkets, cafés, leisure centres, and the highly regarded Queen Elizabeth High School.



Excellent road links connect Upton to Lincoln, Retford, and the A1, making it well-suited for families, professionals, and those seeking a quieter pace of life without sacrificing convenience.

ACCOMMODATION

ENTRANCE HALL

11' 1" x 8' 2" (3.39m x 2.5m) A spacious, light-filled reception hall featuring high-gloss ceramic tiled flooring, an oak and glass staircase to the first floor and a built-in storage cupboard housing the underfloor heating controls and water tank.

KITCHEN/DINER

15' 5" x 36' 8" (4.7m x 11.18m) The heart of the home - an expansive, open-plan kitchen and dining area with ceramic tiled flooring, central island breakfast bar, head-height oven with integrated microwave, dishwasher and French doors opening onto the rear patio. A stylish space ideal for entertaining and family living with oak sliding pocket doors lead through to the sitting room, maintaining flexibility in the layout.

LOUNGE

15' 6" x 19' 7" (4.74m x 5.97m) A bright and inviting reception room with Bi-folding doors opening to the rear patio, creating a seamless connection between inside and out and a further window to the side aspect provides additional natural light.

UTILITY ROOM

11' 1" x 9' 4" (3.4m x 2.87m) Practical space with built-in cupboards, stainless steel sink with mixer tap, worktop, spaces for washing machine/dryer and fridge freezer, uPVC window and door to the side access.

STUDY/BEDROOM 4

11' 1" x 11' 9" (3.39m x 3.59m) Positioned at the front of the property, this versatile room can serve as a fourth bedroom, home office, or hobby space. Close proximity to the downstairs shower room enhances its practicality.

SHOWER ROOM

7' 3" x 6' 3" (2.22m x 1.92m) Modern three-piece suite comprising a walk-in shower, WC and wash basin, finished with full-height wall tiling, ceramic tiled flooring, towel radiator and uPVC window to the front aspect.

FIRST FLOOR LANDING

8' 6" x 9' 4" (2.61m x 2.86m) The oak and glass staircase continues to the first-floor landing, where the forward-facing rooms benefit from electric Velux windows.





BEDROOM 1

21' 0" x 14' 10" (6.41m x 4.54m) Spacious double room with built-in wardrobes, a dressing table with LED lighting, uPVC window to the rear aspect and access to:

EN-SUITE

5' 4" x 8' 7" (1.64m x 2.64m) Modern three-piece suite with walk-in shower, WC and wash basin, chrome towel radiator, tiled flooring, and tiled splashbacks.

BEDROOM 2

17' 1" x 12' 2" (5.21m x 3.71m) Double bedroom with uPVC window to the rear, electric Velux window to the front, radiator and spotlighting.

BEDROOM 3

16' 11" x 9' 10" (5.16m x 3m) Dual aspect room with uPVC window to the side, electric Velux window to the front and radiator.

FAMILY BATHROOM

8' 0" x 10' 6" (2.45m x 3.22m) Stylish four-piece suite including bath, walk-in shower, WC and wash basin, ceramic tiled flooring and walls, modern towel radiator, electric Velux window and airing cupboard.

OUTSIDE

The property is accessed via a shared gravel driveway which continues to the private reception parking area and a detached single garage with electric roller shutter door. A block-paved pathway surrounds the house, leading to the canopied entrance and continuing to the rear garden. The rear garden features a porcelain-tiled patio, ideal for entertaining, with a built-in barbecue area. The lawned garden includes mature apple trees, a low rear boundary fence allows open views over an adjoining orchard and countryside beyond.



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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.

GENERAL

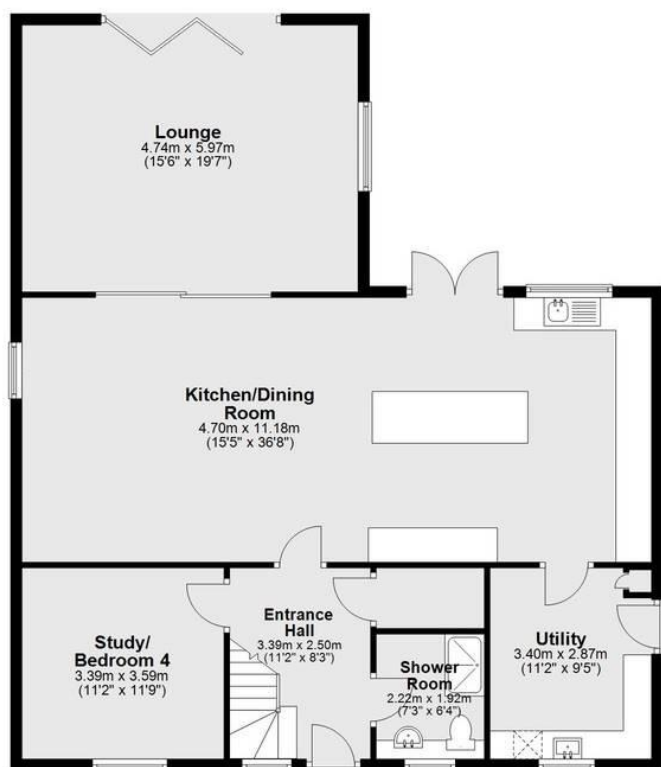
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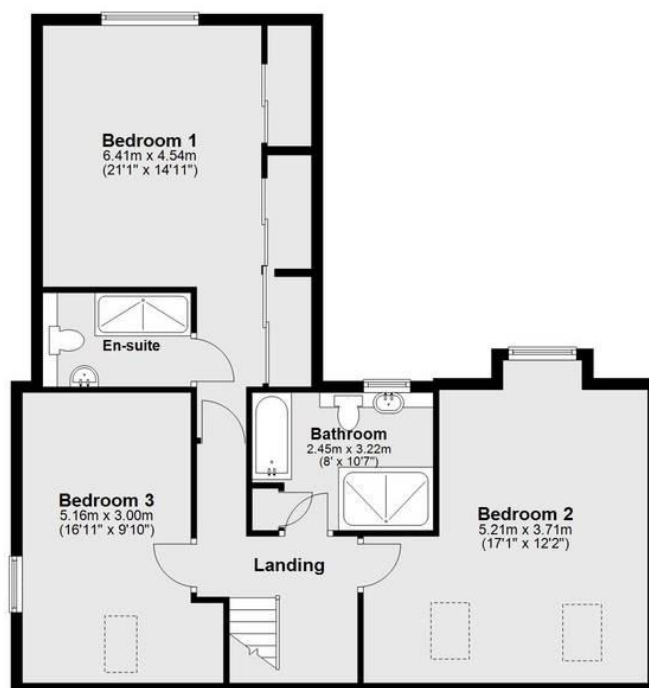
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Ground Floor



First Floor



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