

Gainsborough Road, Gainsborough

, DN21 5HZ

Offers In The Region Of £475,000

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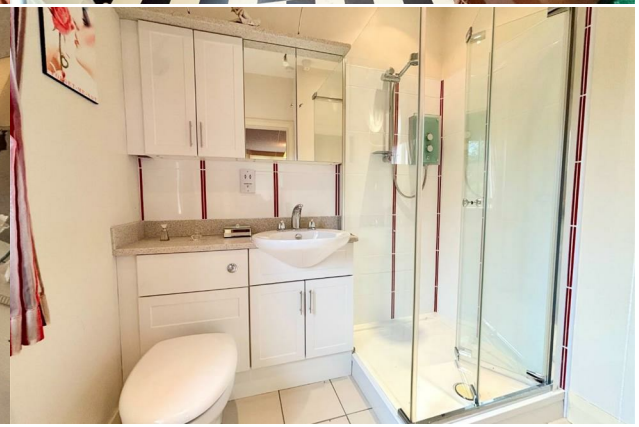
Gainsborough Road, Gainsborough

DESCRIPTION

Here is an opportunity to purchase an impressive five bedroom detached property located in the sought after village of Lea on the south side of Gainsborough with transport links to the cathedral City of Lincoln and beyond. The property has three reception rooms, gardens to the front, sides and rear and an air raid shelter and is being sold with NO CHAIN for the ease of purchase and not to be missed. Local amenities include the highly regarded Queen Elizabeth High School, leisure facilities, retail outlets, cafes and restaurants and much more. Contact our office to register your interest.





ROOMS

ACCOMMODATION
Wooden glazed double doors giving access into Storm Porch with further wooden glazed entrance door with side window opening into:

ENTRANCE HALLWAY
Stairs rising to the first floor accommodation with storage under, radiator and doors giving access to:

DINING ROOM
17'8" x 12'4" to its maximum dimensions
uPVC double glazed bay window to the front elevation and second wooden glazed window to the side elevation with secondary glazing, two radiators, tiled fireplace and hearth with ornate wood surround and mantle, coving to ceiling, serving hatch from kitchen.

LOUNGE
25'8" x 12'11" to its maximum dimensions
uPVC double glazed window to the front elevation and uPVC double glazed bay window with entrance door to the rear elevation giving access out to the patio area and stepped lawned garden beyond, two radiators, decorative fireplace with painted surround and mantle over with open fire, coving to ceiling.

W.C.
9'7" x 5'4" to its maximum dimensions
Two wooden single glazed windows to the rear elevation, w.c,, pedestal wash hand basin, tiled walls, radiator and coving to ceiling.

KITCHEN DINER
17'11" x 12'4" to its maximum dimensions
uPVC double glazed windows to either side elevations and wooden part glazed door giving access to the side porch area, further door giving access into Pantry, wooden finished fitted kitchen comprising of base, drawer, wall and display units with complementary work surfaces, inset stainless steel sink and drainer with mixer tap, space for cooker and range style Aga stove, tiled flooring and door giving access to:

REAR SNUG
12'5" x 11'8"
uPVC double glazed window to the rear elevation, radiator and coving to ceiling. Door giving access to:

SIDE ENTRANCE LOBBY
Part glazed wooden entrance doors to the front and rear elevation and wooden single glazed window to the front elevation. Door giving access into:

L SHAPED GARAGE
27'5" x 16'2"
With two up and over doors, light and power, wooden single glazed window to the side elevation, wall mounted gas fired central heating boiler.

FIRST FLOOR LANDING
With bay window to the front elevation, coving to ceiling, radiator and doors in turn giving access to:

MASTER BEDROOM
18'1" x 12'4" to its maximum dimensions
uPVC double glazed bay window to the front elevation and uPVC double glazed window to the side elevation, two radiators, coving to ceiling, decorative cast iron fireplace. Door giving access to:

EN SUITE SHOWER ROOM
6'10" x 6'0"
uPVC double glazed window to the side elevation, suite comprising w.c., hand basin mounted in vanity unit, shower cubicle, tiled flooring and spotlights to ceiling.

BEDROOM TWO
12'10" x 12'0"
uPVC double glazed windows to both the front and side elevation, radiator and coving to ceiling.

BEDROOM THREE
12'11" x 8'9"
uPVC double glazed window to the rear elevation, radiator, coving to ceiling and range of fitted wardrobes with mirrored sliding doors.

BEDROOM FIVE
8'10" x 11'6" to its maximum dimensions
Wooden single glazed window to the side elevation with secondary glazing, radiator and coving to ceiling.

BEDROOM FOUR
12'5" x 11'9"
uPVC double glazed window to the rear elevation, radiator and fitted double wardrobe, coving to ceiling.

FAMILY BATHROOM
9'7" x 7'3"
Wooden single glazed window to the rear elevation, suite comprising low level w.c, pedestal wash hand basin and tiled splashback, freestanding bath with roll top, radiator and coving to ceiling.

EXTERNALLY
To the front is a gated driveway allowing off road parking for multiple vehicles leading to the front of the property and to the garage, at the side the garden is mainly set to lawn with a range of mature bushes and trees. To the rear a door gives access into the Wash Room (4.03m x 3.09m to its maximum dimensions) with wooden single glazed windows to the rear and side elevations, Belfast style sink, provision for automatic washing machine, space for dryer and doors giving access into the useful storage areas. The enclosed rear and side garden is mainly set to lawn with mature planted borders with a variety of bushes and trees, slabbed patio area and steps leading up to a further lawn area and access to the air raid shelter.

TENURE - Freehold

COUNCIL TAX
Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'G'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted at £45.00 + VAT









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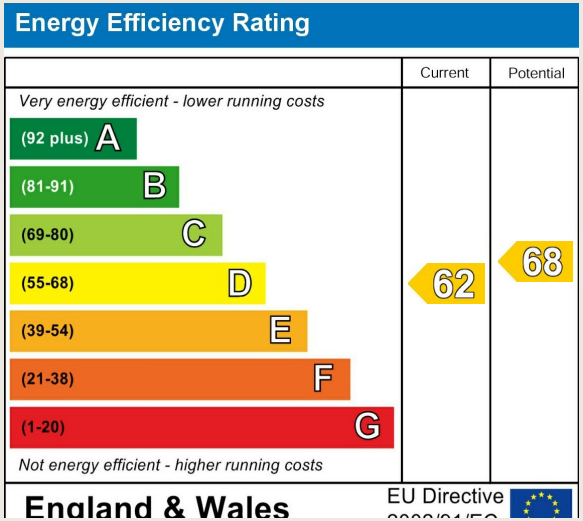




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