



**Church Lodge 6 Church Road, Upton,  
Gainsborough, DN21 5NS**



Book a Viewing!

**£785,000**

An individually designed and thoughtfully crafted Four Bedroom Detached Family Home, beautifully positioned within the rural village of Upton. Finished to an exceptional standard throughout, this impressive residence offers both elegance and practicality in equal measure. The accommodation is entered via a grand Reception Hall featuring a bespoke oak staircase, setting the tone for the quality found throughout. There is a charming Sitting Room with feature log burner, a formal Lounge also benefitting from a log burner, Cloakroom/WC, Utility Room and a superb Open Plan Kitchen/Diner fitted with high specification units, integrated appliances and an additional log burner - creating a wonderful heart of the home ideal for both everyday living and entertaining. To the First Floor, an impressive Landing gives access to Four generous Double Bedrooms, including a Principal Bedroom with En-suite Shower Room, alongside a luxurious four piece Family Bathroom finished to a high standard. The property occupies grounds of approximately 0.33 acres and is approached via electric gates opening onto a substantial gravelled driveway providing ample parking and access to the double garage with adjoining workshop. Externally the grounds are comprised of a lawned front garden, a secure enclosed courtyard garden and a spacious enclosed rear garden laid mainly to lawn. A truly stunning executive family home - viewing is highly recommended.



**Church Lodge, 6 Church Road, Upton, Gainsborough, DN21 5NS**



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – E.

**LOCAL AUTHORITY** - West Lindsey District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

Upton is a small Village and Civil Parish in the West Lindsey District of Lincolnshire. The village has a Pub, Shop and Fish and Chip Shop. Upton is approximately 5 miles south from Gainsborough Town Centre and approximately 13 miles from Lincoln City Centre which both offer a full range of amenities are available.



## ACCOMMODATION

### ENTRANCE

The property is entered via a bespoke oak front door set beneath an imposing brick built porch with glazed side windows, external lighting and a stone step. Upon entering, a handcrafted oak staircase rises to the first floor, immediately setting the tone for the quality found throughout the home.

### SITTING ROOM

26' 0" x 21' 2" (7.95m x 6.46m) The welcoming sitting room features a log burner set within a decorative fireplace, creating a cosy focal point. The room benefits from a double glazed bay window to the front aspect and an additional double glazed window to the rear, allowing for an abundance of natural light. Further features include Karndean flooring with underfloor heating, inset spotlights and a useful storage cupboard.



### LOUNGE

26' 0" x 14' 6" (7.95m x 4.42m) With a double glazed bay window to the front aspect and double glazed French doors to the rear opening onto a private enclosed courtyard, this beautifully presented room is filled with natural light. A log burner set within a decorative fireplace creates a charming focal point, complemented by underfloor heating and inset spotlights, offering both comfort and ambience.

### UTILITY ROOM

9' 7" x 6' 5" (2.93m x 1.98m) Fitted with a range of base units with granite work surfaces over, ceramic sink with side drainer and mixer tap over, space for washing machine, Karndean flooring with underfloor heating, inset spotlights and door to the side aspect.



### CLOAKROOM/WC

With close coupled WC, wash hand basin in a vanity style unit, Karndean flooring with underfloor heating and double glazed window to the side aspect.

### KITCHEN/DINER

26' 0" x 15' 5" (7.93m x 4.71m) Fitted with an extensive and high quality range of wall and base units complemented by granite work surfaces, this impressive kitchen is both stylish and practical. There are twin Belfast sinks with side drainers and Quooker boiling water tap, along with a full suite of integrated appliances including a dishwasher, wine cooler and full sized fridge and freezer. Additional features include twin eye level electric ovens, microwave and a five ring gas hob with extractor over. A central island with breakfast bar provides the perfect space for informal dining and entertaining, while a feature log burner set within a decorative brick fireplace creates a warm and inviting focal point. The room further benefits from Karndean flooring with underfloor heating, inset spotlights, five double glazed windows to the side and rear aspects, double glazed French doors opening to the side garden and a stable door leading to the enclosed courtyard garden.





#### FIRST FLOOR LANDING

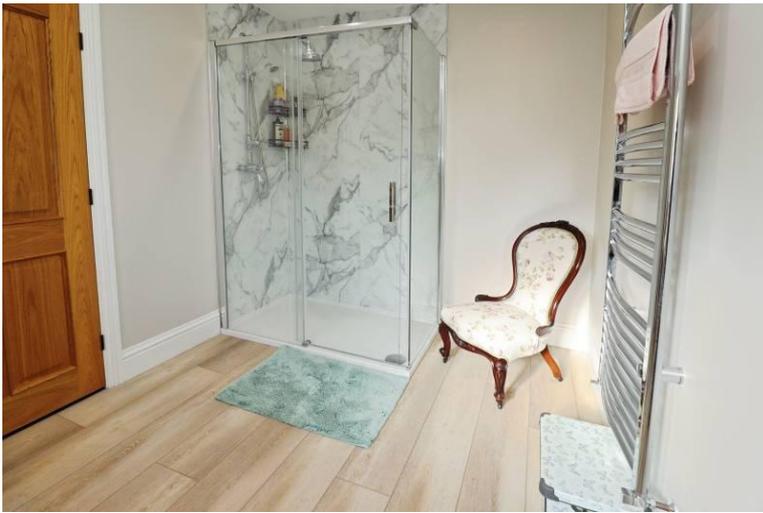
With double glazed windows to the front and rear aspects, underfloor heating, inset spotlights and storage cupboard.

#### BEDROOM 1

26' 0 (max)" x 15' 6" (7.92m x 4.74m) With three double glazed windows to the side and rear aspects, underfloor heating, inset spotlights and large built in wardrobe.

#### EN SUITE SHOWER ROOM

10' 7" x 7' 9" (3.24m x 2.38m) Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, chrome towel radiator, underfloor heating, inset spotlights and double glazed window to the side aspect.



#### BEDROOM 2

13' 10" x 13' 7" (4.24m x 4.15m) With double glazed window to the front aspect, underfloor heating and inset spotlights.

#### BEDROOM 3

13' 3" x 13' 1" (4.06m x 3.99m) With double glazed window to the front aspect, underfloor heating and inset spotlights.

#### BEDROOM 4

13' 2" x 12' 8" (4.03m x 3.87m) With double glazed window to the rear aspect, underfloor heating and inset spotlights.



#### BATHROOM

11' 7" x 10' 7" (3.54m x 3.24m) Fitted with a four piece suite comprising of a freestanding roll top bath tub, shower cubicle, close coupled WC, pedestal wash hand basin, chrome towel radiator, underfloor heating, inset spotlights and double glazed window to the side aspect.

#### OUTSIDE

Set on an impressive corner plot extending to approximately 0.33 acres, the property is approached via impressive electric wooden gates opening on to a substantial gravelled driveway, providing extensive off street parking and access to the double garage. A neatly maintained lawned garden with established hedged borders enhances the frontage and kerb appeal. The property benefits from a secure, enclosed paved courtyard with lighting, creating a private and sheltered outdoor space. To the rear, there is a generous enclosed garden laid predominantly to lawn, complemented by a paved seating area and shrubs, ideal for outdoor entertaining and family enjoyment.



#### GARAGE

29' 3 (max)" x 22' 6 (max)" (8.92m x 6.86m) With twin electric roller doors to the front, electric personnel roller door to the rear garden, electric vehicle charge point, light and power.

#### WORKSHOP

12' 11" x 8' 2" (3.95m x 2.51m) With double glazed window to the rear aspect, light and power.



**WEBSITE**

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mumdys.net](http://mumdys.net)

**SELLING YOUR HOME – HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundy's Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundy's Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

**BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**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**

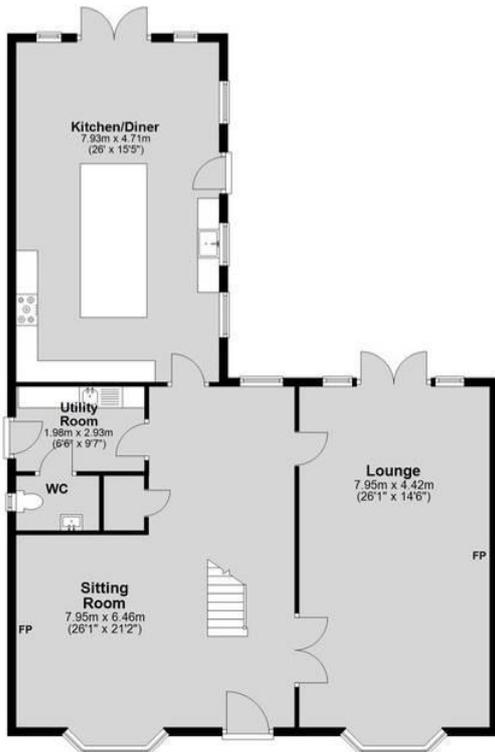
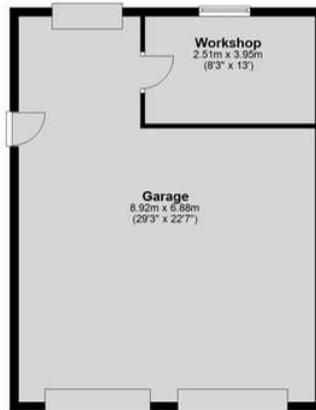
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

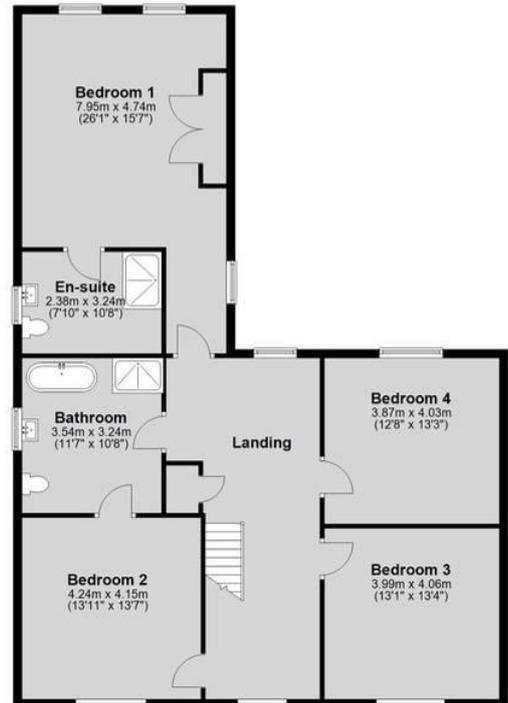
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**Ground Floor**  
Approx. 187.8 sq. metres (2021.5 sq. feet)



**First Floor**  
Approx. 125.7 sq. metres (1352.5 sq. feet)



Total area: approx. 313.5 sq. metres (3374.0 sq. feet)

**29 – 30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
**01522 510044**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**  
**01673 847487**

**22 King Street**  
**Southwell**  
**NG26 0EN**  
**01636 813971**

**46 Middle Gate**  
**Newark**  
**NG24 1AL**  
**01636 700888**

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



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