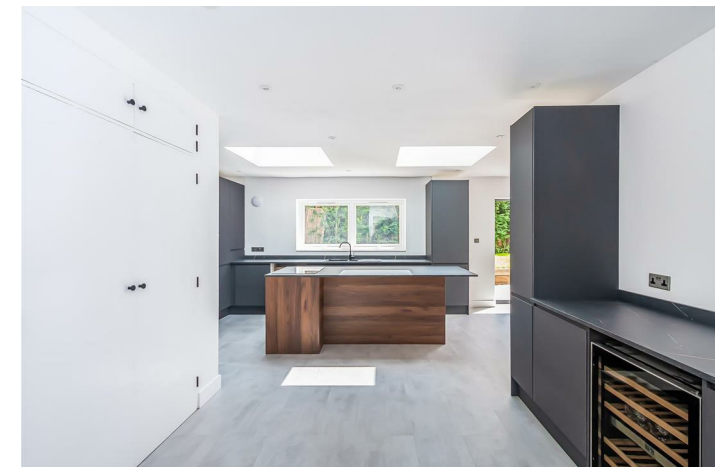




Danielle
Shepherd
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JBS Estates
01302 204800



11A WILLINGHAM ROAD GAINSBOROUGH, DN21 5EN

£465,000
FREEHOLD

Occupying a generous and private plot of approximately one-third of an acre, this exceptional detached bungalow has been comprehensively renovated to an outstanding standard, offering beautifully presented accommodation throughout. Designed with modern living in mind, the property boasts a stunning open-plan kitchen and dining space with bi-folding doors opening onto the landscaped gardens, a stylish lounge featuring floor-to-ceiling glazing and a dual-sided log burner, four well-proportioned bedrooms, including two with luxurious en-suite facilities, and a contemporary family shower room.

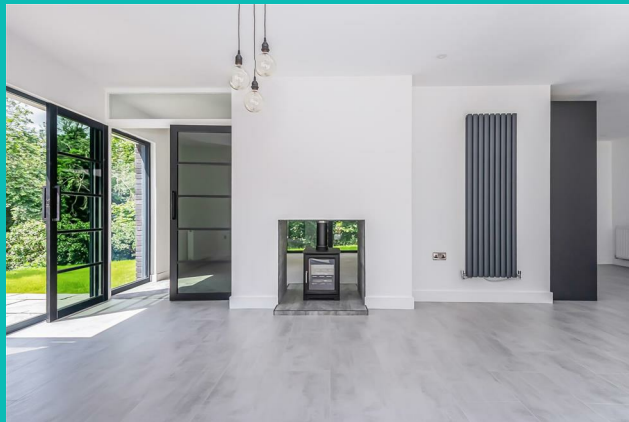
Outside, the beautifully maintained gardens are surrounded by mature trees and established planting, creating a peaceful and secluded setting. A wraparound Indian sandstone patio provides the perfect space for outdoor entertaining, while a substantial driveway, double garage with electric door and a 7kW EV charging point complete this impressive home. Combining high-quality finishes, generous living space and a desirable village location, this is a superb opportunity to acquire a truly turnkey property.

Kendra
Jacob

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JBS Estates

11A WILLINGHAM ROAD

- FULLY RENOVATED DETACHED BUNGALOW FINISHED TO AN EXCEPTIONAL STANDARD
- APPROXIMATELY ONE-THIRD OF AN ACRE PRIVATE PLOT
- STUNNING OPEN-PLAN KITCHEN, DINING AND ENTERTAINING SPACE
- SPACIOUS LOUNGE WITH FLOOR-TO-CEILING WINDOWS AND DUAL-SIDED LOG BURNER
- FOUR GENEROUS BEDROOMS, INCLUDING TWO WITH EN-SUITE FACILITIES
- HIGH-SPECIFICATION BATHROOMS WITH CONTEMPORARY FITTINGS
- WRAPAROUND INDIAN SANDSTONE PATIO AND BEAUTIFULLY LANDSCAPED GARDENS
- DOUBLE GARAGE, DRIVEWAY AND 7KW ELECTRIC VEHICLE CHARGING POINT
- SOUGHT-AFTER VILLAGE LOCATION OFFERING PRIVACY, SPACE AND MODERN LIVING
- CALL DANIELLE SHEPHERD - JBS ESTATES ON 01302 204800 TO VIEW



Entrance Hall

A bright and welcoming entrance featuring contemporary laminate tiled flooring and a striking floor-to-ceiling glazed window allowing natural light to flood the space. Two useful storage cupboards provide practical everyday storage, with one housing Cat 6 cabling to the lounge and all bedrooms, together with power points. Finished with modern industrial-style globe lighting.

Lounge

A beautifully presented reception room with plush carpet underfoot and an impressive wall of floor-to-ceiling glazing framing views of the surrounding gardens. A dual-sided Ecosy+ Hampton 5 log burner creates a cosy focal point, whilst stylish Crittall-style glazed doors open directly into the kitchen and dining area.

Kitchen / Dining Room

Designed with entertaining in mind, this outstanding open-plan space features two aluminium bi-fold doors opening onto the patio, allowing inside and outside living to blend effortlessly.

The contemporary kitchen is fitted with Clerkenwell Super Matt Charcoal cabinetry complemented by Hockney Walnut handleless island units and marble-effect worktops. Integrated appliances include a Hotpoint induction hob, two Neff 'Slide & Hide' ovens, Hotpoint dishwasher, fridge/freezer. A separate drinks station offers additional storage and a wine fridge.

Two triple-glazed rooflights flood the room with daylight, while modern vertical radiators, quality flooring and the feature dual-sided log burner complete this exceptional family space.

Master Bedroom

A spacious and elegant principal suite enjoying two double-glazed windows, including an impressive floor-to-ceiling feature window. Finished with fitted carpeting, radiator, raised electrical sockets and contemporary lighting.

En-Suite Bathroom

A luxurious bathroom fitted with a freestanding egg bath, wash basin and WC, complemented by brushed bronze fittings throughout. Additional features include tiled flooring, heated towel rail, extractor fan, spotlights and two obscured double-glazed windows.

Bedroom Two

Another generous double bedroom benefitting from dual-aspect windows, including a floor-to-ceiling glazed feature window. Finished with carpeting, radiator, pendant lighting and raised sockets.

En-Suite Shower Room

Stylishly appointed with a walk-in shower incorporating both rainfall and handheld shower heads, wash basin and WC. Finished with tiled flooring, brushed bronze fittings, heated towel rail, triple-glazed rooflight and recessed ceiling lighting.

Bedroom Three

A comfortable double bedroom with carpet flooring,

radiator, double-glazed window, pendant lighting and raised electrical sockets.

Bedroom Four

A versatile fourth bedroom offering fitted carpeting, radiator, double-glazed window, built-in storage, pendant lighting and raised sockets.

Family Shower Room

Finished to the same exceptional specification as the en-suites, the family shower room comprises a walk-in rainfall shower, wash basin and WC with brushed bronze fittings, tiled flooring, heated towel rail, rooflight, extractor fan and inset spotlights.

Outside

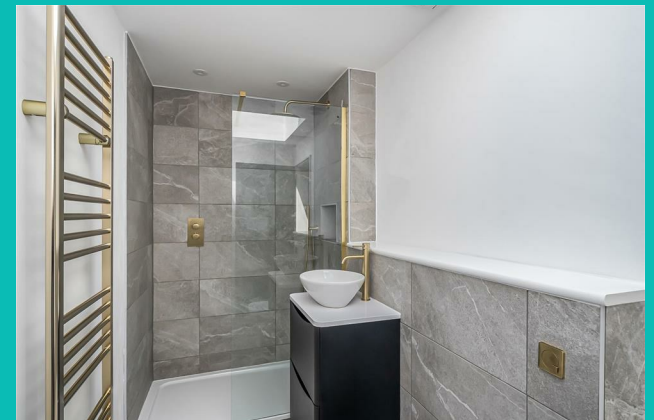
Occupying an impressive plot extending to approximately one-third of an acre, the gardens have been thoughtfully landscaped to provide a peaceful outdoor environment. Extensive lawns are complemented by mature trees, established shrubs, raised sleeper beds and a wildflower bank. Wrapping around the rear and side of the property is a generous Indian sandstone patio, providing an ideal setting for outdoor dining and entertaining. External lighting includes sensor-operated bollard lighting to the front together with feature up-and-down lighting around the property.

Double Garage & Parking;

A spacious double garage with electrically operated sectional door is complemented by a substantial driveway

providing ample off-road parking for several vehicles. The property also benefits from a 7kW fast-charge electric vehicle charging point.

11A WILLINGHAM ROAD







11A WILLINGHAM ROAD

ADDITIONAL INFORMATION

Local Authority – West Lindsey

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1933.00 sq ft

Tenure – Freehold



**Danielle
Shepherd**
Jill Edwards
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11a Willingham Road, DN21

Approximate Gross Internal Floor Area = 157.3 sq m / 1693 sq ft

Garage Area = 22.2 sq m / 240 sq ft

Total Area = 179.5 sq m / 1933 sq ft

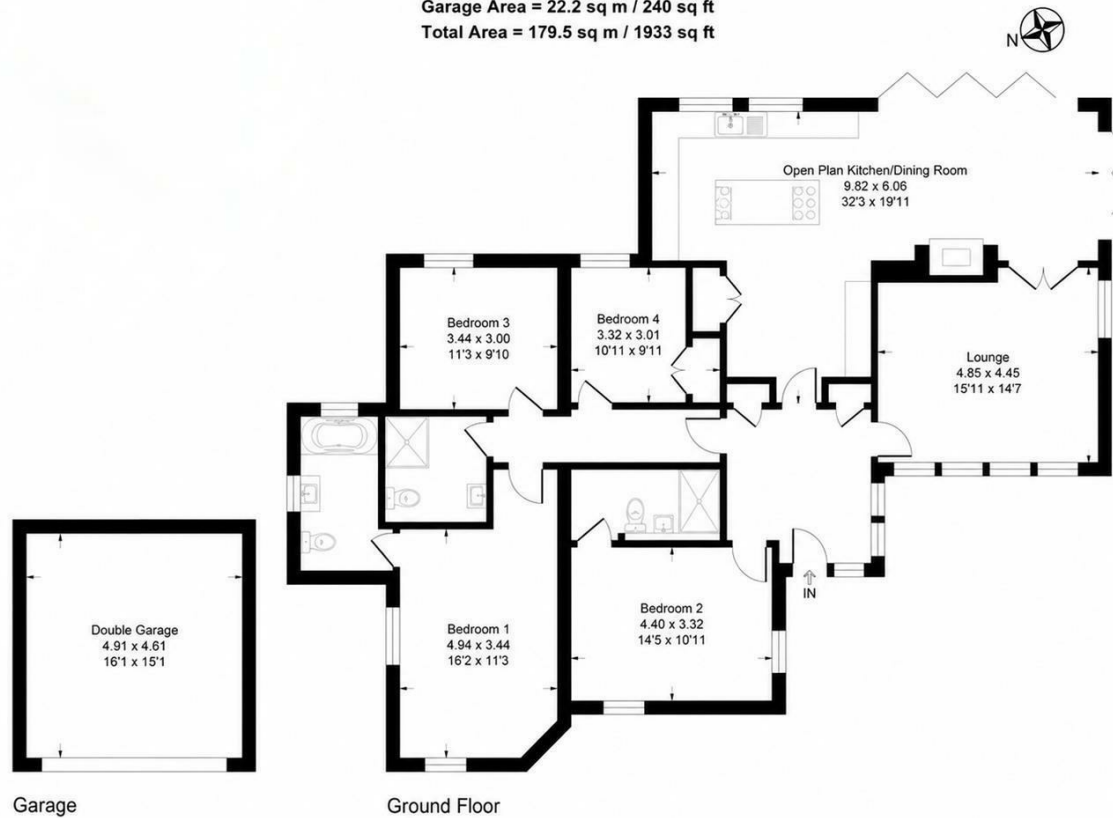


Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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