



Summer Hill, Gainsborough DN21 1HQ

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EXCLUSIVE







## Summer Hill, Gainsborough DN21 1HQ

We offer to the market Bede Lodge a four bedroomed individual designed property which offers single level versatile living and is built into the natural gradient of the landscape. The property is approached through electric gates leading to a sloped block paved sweeping driveway allowing off road parking for multiple vehicles leading to a triple garage which houses a workshop and double garage for vehicles, the space also boasts an upper floor, currently used for storage but could offer itself to multiple uses. The low maintenance garden is packed with mature plants and shrubs, featuring a wildlife pond providing water and habitat for frogs, newts and dragonflies. There are multiple paved areas for seating. VIEWING HIGHLY RECOMMENDED.





#### **SITUATION**

Bede Lodge is located on the popular Summer Hill area with in the market town of Gainsborough which is well served with amenities including Marshalls Yard retail complex, leisure facilities, cafes and restaurants, the riverside and a number of well regarded educational establishments including the Queen Elizabeth High School.

#### **ENTRANCE AREA**

19'7" x 11'5"

Solid hardwood entrance door with glass panel, two uPVC double glazed windows to the front elevation, underfloor heating. Double doors leading into:

#### **LOUNGE**

21'8" x 14'7"

Two uPVC double glazed windows to the rear elevation with uPVC double glazed French doors also which lead out to the decking area.

#### **KITCHEN/DINER**

11'0" x 20'4"

Two uPVC double glazed windows to the side elevation, Country style fitted kitchen with base, drawer, wall and larder units, inset stainless steel sink

and drainer, integrated double oven, central island housing five ring gas hob and inset sink. uPVC French Doors leading into the Sun Room and further door leading into:

#### **INNER LOBBY**

With doors giving access to Cloakroom and Utility Room.

#### **CLOAKROOM**

uPVC double glazed window to the side elevation, w.c., with matching sink housed in a vanity unit, tiled splash backs and tiled flooring.

#### **UTILITY ROOM**

7'4" x 10'4"

uPVC double glazed windows to the front and side elevations, fitted base and wall units with complementary work surfaces, inset stainless steel sink and drainer, provision for washing machine, solid wood door to the side elevation opening to the block paved driveway.

#### **SUNROOM**

12'0" x 13'1"

uPVC double glazed windows to the sides and rear elevations, uPVC double glazed French doors to either side opening to the garden.





#### **DOOR OFF ENTRANCE HALLWAY TO INNER HALLWAY**

Giving access to Bedrooms and Bathroom.

#### **BEDROOM THREE**

9'6" x 14'4"

uPVC double glazed window to the front elevation, fitted double wardrobe.

#### **BEDROOM TWO**

14'3" x 10'10"

uPVC double glazed window to the front elevation, fitted double wardrobe.

Door leading to:

#### **EN SUITE SHOWER ROOM**

8'0" x 5'10"

uPVC double glazed window to the side elevation, w.c., hand basin in vanity unit, shower cubicle, tiled splash backs and tiled flooring.

#### **L SHAPED BATHROOM**

uPVC double glazed window to the side elevation, w.c., bidet, hand basin in vanity unit, bath and separate shower cubicle, tiled splash backs and tiled floor.



#### **BEDROOM FOUR**

12'3" x 10'4"

uPVC double glazed window to the side elevation, fitted double wardrobe.

Door giving access to the Bathroom.

#### **MASTER BEDROOM**

14'11" x 14'4"

uPVC double glazed window to the rear elevation, built in storage cupboard and walk in wardrobe. Door giving access to:

#### **EN SUITE**

12'2" x 8'9"

uPVC double glazed window to the side elevation, w.c., bidet, "His & Her" sinks in vanity units, double shower cubicle, tiled splash backs and tiled flooring, heated towel rail.

#### **EXTERNALLY**

Outside to the front is a gated block paved driveway leading to the brick built triple garage with a potential room above (subject to the relevant planning consent). To the rear of the property is a mature well stocked landscaped sloped/tiered garden with patio, decking and pond features.

#### **TENURE - Freehold**

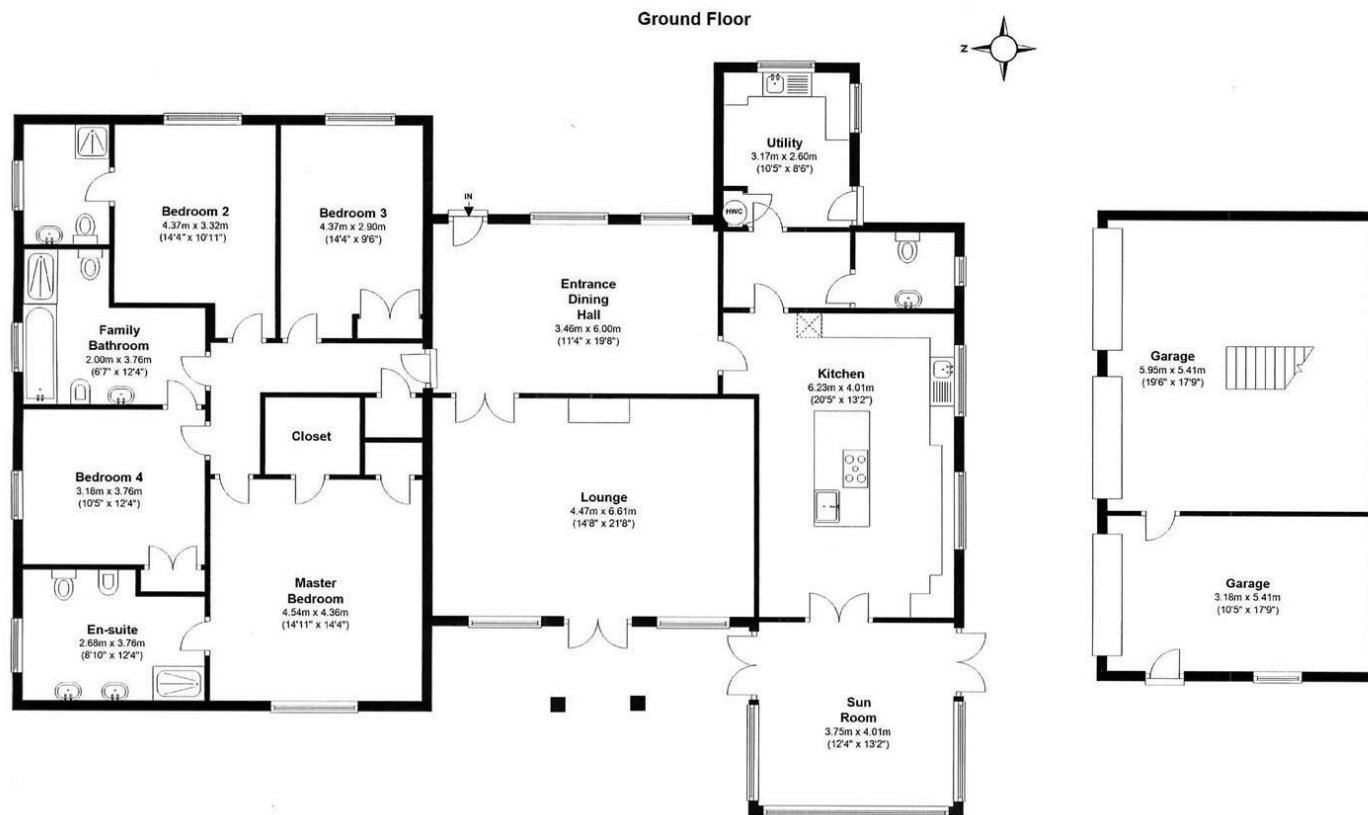


#### **COUNCIL TAX**

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

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>82</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
|                                             | <b>73</b> |           |
| EU Directive 2002/91/EC                     |           |           |
| England & Wales                             |           |           |

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Gainsborough -  
01427 616118 <http://www.hunters.com>

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