



## PARKLAND VIEW WEST BECK LANE GAINSBOROUGH, DN21 4HE

£550,000  
FREEHOLD

Parkland View is a fantastic family home situated in the beautiful and peaceful semi-rural village of Blyborough. This spacious property offers five bedrooms and three bathrooms and has been maintained to a lovely standard throughout. Enjoying uninterrupted views over open countryside, it provides a true sense of tranquillity and space – a perfect retreat from the everyday hustle.



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# PARKLAND VIEW WEST BECK



## DESCRIPTION

On the ground floor, the accommodation comprises a welcoming living room complete with a log-burning stove, a separate sitting room, a large and well-equipped kitchen/dining room featuring an AGA oven, and a formal dining room which takes full advantage of the open, non-overlooked views to the rear. There is also a convenient downstairs cloakroom.

Upstairs, the property continues to impress. The master bedroom benefits from a walk-in wardrobe, vanity area, and a full en suite, offering a private space. The second bedroom also features its own en suite, while three further good-sized bedrooms are served by a generous family bathroom.

Parkland View is particularly well-suited to multi-generational living, thanks to its self-contained annex. This additional living space includes a beautifully proportioned, open-plan kitchen/dining/living area, a ground floor shower room, and an upstairs double bedroom with a walk-in wardrobe – ideal for older relatives or independent teenagers seeking their own space.

Overall, this is a superbly flexible and well-appointed home in a desirable location, offering the best of village life with ample space for modern family needs.

## ENTRANCE PORCH

Accessed through a uPVC double glazed door with uPVC double glazed windows leading into:-

## ENTRANCE HALLWAY

Accessed from the porch through a uPVC double glazed door with stairs to the first floor and a radiator.

## LIVING ROOM

With a uPVC double glazed window to front aspect, radiator, Inglenook fireplace with multi fuel stove leading into:-

## DINING ROOM

With Bifold doors to rear aspect and a radiator leading into:-

## KITCHEN / BREAKFAST ROOM

With a uPVC double glazed window and French doors to rear aspect, range of bespoke wall and base units with quartz worktops, Belfast sink, integrated dishwasher, space for an Arga stove, space for an American style fridge freezer, space for a six seater table leading into:-

## UTILITY

With a uPVC double glazed door to side aspect, range of base units with quartz worktop, Belfast sink, integrated washing machine and dryer.

## CLOAK ROOM

With storage for coats, boots etc leading into:-

## DOWNSTAIRS WC

With a WC, hand wash basin and radiator.

## SITTING ROOM

With a uPVC double glazed window to front aspect and a radiator.

## FIRST FLOOR LANDING

With a curved staircase having a gallery landing with 2 x uPVC double glazed windows to front aspect and a radiator leading into:-

## MASTER BEDROOM

With a uPVC double glazed window to rear aspect and a radiator leading into:-

## MASTER DRESSING AREA

## MASTER WALK IN WARDROBE

## MASTER EN-SUITE

With an opaque uPVC double glazed window to rear

aspect, free standing contemporary bath, WC, ceramic sink, towel heater.

### **BEDROOM TWO**

With a uPVC double glazed window to front aspect and a radiator leading into:-

### **BEDROOM TWO EN-SUITE**

With a cubicle shower, WC, pedestal hand wash basin and a chrome towel heater.

### **BEDROOM THREE**

With a uPVC double glazed window to rear aspect and a radiator.

### **BEDROOM FOUR**

With a uPVC double glazed bay window to front aspect and a radiator.

### **BEDROOM FIVE**

With a uPVC double glazed window to rear aspect and a radiator.

### **FAMILY BATHROOM**

With an opaque uPVC double glazed window to rear aspect, panelled bath, corner cubicle shower, WC, pedestal hand wash basin, radiator and a storage cupboard.

### **EXTERNALLY**

The front of the property has a dwarf brick wall with a sweeping driveway providing off street parking for several vehicles and is laid to lawn with mature trees and shrubs. The rear non overlooked garden is fully enclosed, laid to lawn with seating areas and a path sweeps to the annex.

### **ANNEX**

Accessed through a uPVC double glazed door with stairs to first floor, leading into Living room (4.87m x 3.19m), uPVC double glazed window to front aspect and a

radiator

Kitchen/Diner (3.89m x 4.97m), wall and base units, sink, space for a fridge/freezer and a washing machines

Wet room (1.76m x 1.75m)

WC, pedestal hand wash basin, shower, towel heater

First floor Double Bedroom (3.80m x 4.00m)

uPVC double glazed window to front aspect and a Velux style window to side, built in storage

Dressing Room (2.13 x 3.40m).

uPVC double glazed window to rear aspect, radiator and built in storage

## **PARKLAND VIEW WEST**





# PARKLAND VIEW WEST

## ADDITIONAL INFORMATION

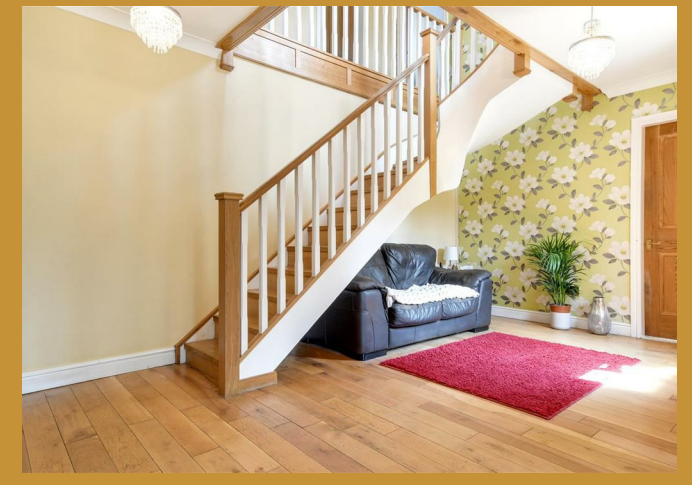
Local Authority –

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 2648.00 sq ft

Tenure – Freehold





Total area: approx. 258.6 sq. metres (2783.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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