



Old Showfields, Gainsborough DN21 2QE

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



## Old Showfields, Gainsborough DN21 2QE

Presenting an impressive 4/5 Bedroom Detached House which has been modernised and extended by the current owners to create a versatile family home which must be viewed to appreciate the balance between inside and outside living with its generous landscaped garden. Located in a popular residential area close to the highly recommended Queen Elizabeth High School and the market town centre which has a variety of shops, restaurants, leisure facilities, riverside and road links to surrounding market towns and the cathedral city of Lincoln. Early viewing is recommended to avoid disappointment.





**ACCOMMODATION**

Composite double glazed entrance door leading into:

**ENTRANCE HALLWAY**

Stairs rising to the first floor accommodation, hardwood flooring, radiator, double glazed window to the side elevation, coving to ceiling and doors giving access to:

**LOUNGE**

20'9" x 11'8"

uPVC double glazed window to the front elevation, two radiators and coving to ceiling.

**DOWNSTAIRS W.C**

5'6" x 2'6"

uPVC double glazed window to the front elevation, suite comprising w.c., hand basin with tiled splashback, radiator, coving to ceiling and hardwood flooring continued from the Hallway.

**OPEN PLAN KITCHEN LIVING DINING AREA**

29'0" x 21'8" to its maximum dimensions

Double glazed bi-fold doors to the rear elevation giving access to the

Yorkstone patio area and lawned gardens beyond. uPVC double glazed window to the side elevation and two velux windows. The contemporary modern fitted kitchen comprises base, drawer, wall and larder units with marble work surface, central island with breakfast bar, inset sink and drainer with mixer tap, two integrated ovens and four ring induction hob, space for American style fridge freezer and wine fridge, LVT flooring, one vertical radiator and two further radiators, inset spotlights to ceiling and coving. Door giving access to:

**PLAYROOM/OFFICE/BEDROOM**

16'9" x 9'5"

uPVC double glazed window to the front elevation, radiator, coving and spotlights to ceiling.

**UTILITY ROOM**

12'2" x 4'7"

Accessed from the Kitchen.

Fitted base and larder units with complementary work surface, tiled splashback, inset sink and drainer with mixer tap and provision for automatic washing machine, radiator and coving to ceiling.



#### **FIRST FLOOR LANDING**

uPVC double glazed window to the front elevation, radiator, linen cupboard, spotlights to ceiling and loft access. Doors in turn giving access to:

#### **MASTER BEDROOM**

18'2" x 11'10"

uPVC double glazed windows to both the front and rear elevations, two radiators, spotlights to ceiling and door giving access to:

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

8'10" x 8'0"

uPVC double glazed window to the rear elevation, suite comprising w.c., ceramic hand basin mounted in vanity unit and walk in double shower, fully tiled walls, heated towel rail and useful wall mounted storage cupboard.

#### **DRESSING ROOM**

With access from the Master Bedroom.

uPVC double glazed window to the front elevation, radiator and range of fitted wardrobes.



#### **BEDROOM TWO**

12'2" x 11'10"

uPVC double glazed window to the front elevation, radiator and coving to ceiling.

#### **BEDROOM**

12'3" x 8'6"

uPVC double glazed window to the rear elevation, radiator, coving to ceiling and door giving access to:

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

9'9" x 5'6" to its maximum dimensions

uPVC double glazed window to the rear elevation and suite comprising w.c., hand basin mounted in vanity unit, single shower cubicle, fully tiled walls, heated towel rail and cupboard housing the hot water cylinder.

#### **BEDROOM**

11'4" x 9'9"

Double glazed window to the front elevation, radiator and coving to ceiling.



#### **BATHROOM**

6'4" x 5'6"

uPVC double glazed window to the rear elevation, suite comprising w.c, hand basin mounted in vanity unit, panel sided bath, fully tiled walls with separate shower cubicle and towel rail.

#### **EXTERNALLY**

To the front is a gravelled driveway allowing off road parking for multiple vehicles leading to the integral double garage with electric doors, light and power and pedestrian door to the rear. This is currently divided into two useful storage area with an EV charging point.

The enclosed rear garden is mainly set to lawn with mature planted borders with a variety of shrubs, bushes and flowering plants and yorkstone patio area.

#### **TENURE - Freehold**

#### **COUNCIL TAX**

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

#### **Estate agents operating in the UK are required to conduct Anti-Money**

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.



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



Energy Efficiency Rating	
	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>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>73</b>	Potential: <b>76</b>

England & Wales E.U. Directive 2002/91/EC

### Viewing Arrangements

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

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