





# BARRINGTON HOUSE TRAINGATE

## GAINSBOROUGH, DN21 4DH

**£350,000**

**FREEHOLD**

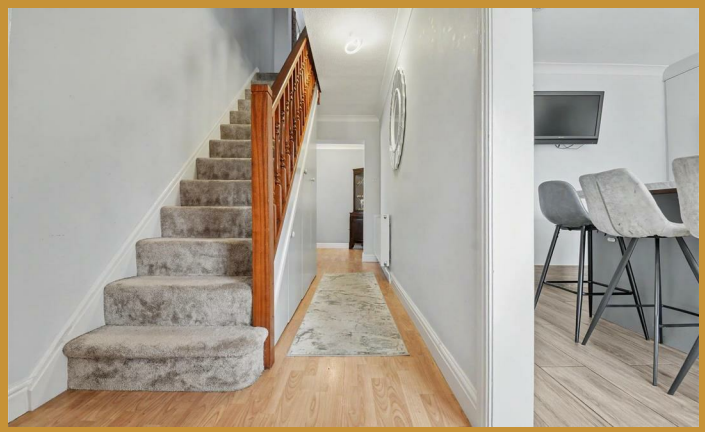
An impressive executive four-bedroom detached family home situated in one of Kirton in Lindsey's most desirable locations. Offering over 1,800 sq ft of beautifully presented accommodation, two spacious reception rooms, a conservatory, contemporary breakfast kitchen, detached insulated double garage, extensive parking, owned solar panels with battery storage and no onward chain, this exceptional home is perfectly suited to modern family living.

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# BARRINGTON HOUSE







**DESCRIPTION**

Barrington House, Traingate, Kirton in Lindsey

An impressive executive four-bedroom detached family home, occupying a generous plot in one of Kirton in Lindsey's most sought-after locations. Offered with no onward chain, this substantial home boasts over 1,800 sq ft of beautifully proportioned accommodation, owned solar panels with battery storage, a detached double garage and extensive parking, making it the perfect forever family home.

Kirton in Lindsey is a charming historic market town, renowned for its welcoming community, excellent range of local amenities, highly regarded schools, independent shops, cafés and traditional pubs. Surrounded by beautiful Lincolnshire countryside yet offering excellent road links to Scunthorpe, Brigg, Lincoln and the M180, it is an ideal location for families and commuters alike.

Step inside via the welcoming entrance hall which opens into a spacious central hallway, setting the tone for the generous accommodation throughout. A useful understairs storage area provides excellent everyday practicality, offering plenty of space for coats, shoes and household essentials. To the front of the property is an elegant bow-fronted sitting and dining room, offering a versatile second reception room ideal for formal entertaining, family dining or even a children's playroom.

The superb main living room is an excellent size, centred around a feature fireplace and enjoying plenty of natural light from the bow window to the front. There is ample room for the whole family to relax. French doors lead through to the bright conservatory, creating an additional reception space with lovely views over the private rear garden and providing the perfect spot to enjoy all year round.

The heart of the home is the stylish contemporary breakfast kitchen, fitted with a range of sleek wall and base units, integrated appliances, generous worktop space and a central breakfast island, creating an ideal space for both everyday family life and entertaining. A useful utility room sits alongside with external access, while a convenient ground floor cloakroom completes the downstairs accommodation.

Upstairs, the spacious landing leads to four well-proportioned bedrooms, all benefiting from fitted furniture. The impressive principal bedroom is particularly generous and enjoys a luxurious modern en-suite bathroom with both a bath and separate shower. Bedrooms two and three are excellent double rooms, whilst bedroom four offers flexibility as a bedroom, nursery or home office. The family bathroom is appointed with a bath, separate shower, vanity storage and WC.

Outside, the property continues to impress. The substantial block paved driveway provides parking for numerous vehicles and leads to the detached insulated double garage, which benefits from electric remote-controlled garage doors. To the rear, the enclosed garden enjoys a high degree of privacy with paved seating areas, established planting and lawn, creating an ideal outdoor space for both entertaining and family enjoyment.

The property further benefits from owned solar panels, battery storage and an Eddi power diverter, which intelligently uses surplus solar energy to heat the property's hot water, helping to maximise energy efficiency and reduce household running costs.

A fantastic opportunity to purchase a spacious family home in an excellent location, combining generous

family accommodation with quality fixtures throughout, impressive energy-saving features and the added benefit of no onward chain.

**Entrance Hall**
A welcoming entrance hall providing access into the central hallway, creating an inviting first impression.

**Hallway**
Spacious central hallway with staircase to the first floor and access to the ground floor accommodation.

**Sitting / Dining Room**
A generous bow-fronted reception room offering a flexible space for formal dining, a second lounge or family room, with plenty of natural light.

**Living Room**
A spacious main reception room featuring an attractive fireplace, bow window to the front and French doors opening into the conservatory, providing an excellent family living space.

**Conservatory**
A lovely additional reception room overlooking the rear garden, ideal for relaxing or entertaining throughout the seasons.

**Breakfast Kitchen**
A stylish contemporary kitchen fitted with a range of modern wall and base units, integrated appliances, breakfast island and generous worktop space.

**Utility Room**
Practical utility room with additional storage, appliance space and external access.

**Cloakroom**
Fitted with a WC and wash hand basin.

**Landing**
A spacious landing giving access to all four bedrooms and the family bathroom.

**Bedroom One**
An impressive principal bedroom with an extensive range of fitted bedroom furniture and access to the luxurious en-suite.

**En-Suite**
A modern and spacious en-suite fitted with a bath, separate shower, vanity wash hand basin and WC.

**Bedroom Two**
A generous double bedroom with fitted furniture.

**Bedroom Three**
Another excellent double bedroom complete with fitted furniture.

**Bedroom Four**
A well-proportioned fourth bedroom offering flexibility as a child's bedroom, guest room or home office.

**Family Bathroom**
A family bathroom fitted with a bath, separate shower cubicle, vanity wash hand basin and WC.

**Outside**
Occupying a generous plot, the property enjoys an extensive block paved driveway providing parking for numerous vehicles and leading to the detached insulated double garage. The front garden is mainly laid to lawn with mature planting, while the enclosed rear garden offers a high degree of privacy with paved seating areas, established borders and lawn, creating the perfect space for relaxing and entertaining.

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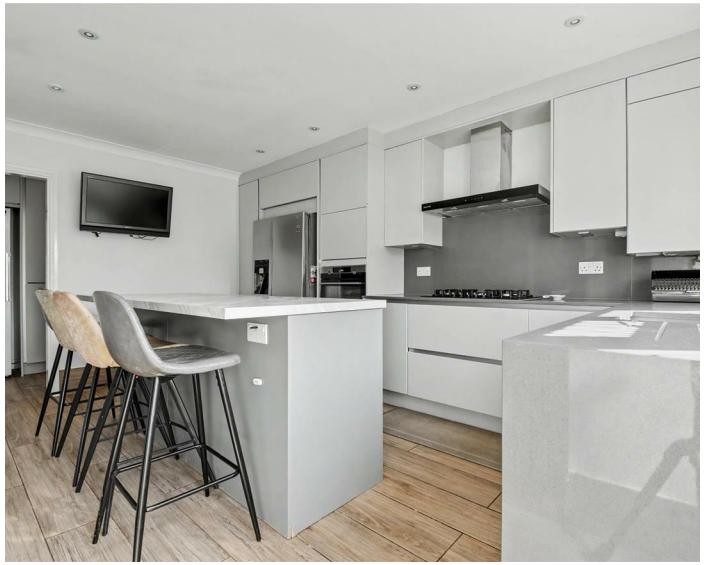












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## ADDITIONAL INFORMATION

**Local Authority** –

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1820.00 sq ft

**Tenure** – Freehold



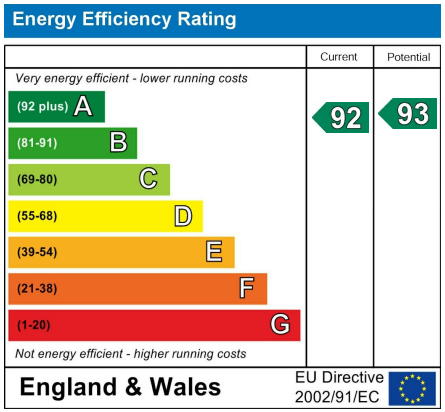





## Barrington House

Approximate Gross Internal Floor Area : 173.50 sq m / 1867.53 sq ft
(Excluding Garage)
Garage : 27.90 sq m / 300.31 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.




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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