FOR SALE







Gainsborough Road

5 Bedrooms, 2 Bathroom, Semi-detached house

Offers In Region Of £395,000

MARTIN&CO



Gainsborough Road

5 Bedrooms, 2 Bathroom

Offers In Region Of £395,000

- **Substantial five-bedroom family home**
- **Impressive triple-aspect living room**
- **Large modern kitchen overlooking rear garden**
- **Utility room and ground-floor WC**
- **Large driveway with parking for multiple vehicles**



The Gables is a substantial and beautifully presented five-bedroom semi-detached family home situated in the popular village of Lea, just outside Gainsborough. Having been extensively renovated and decorated throughout by the current owners, this impressive property combines the charm and character of a traditional home with the comfort and presentation of modern living.

Offering approximately 2,000 sq ft of accommodation, the property provides an exceptional amount of versatile living space, with a particularly flexible layout that lends itself perfectly to modern family life. There are three reception rooms, a large contemporary kitchen, five well-proportioned bedrooms and a choice of bathroom facilities, making this an ideal home for growing families or those requiring additional space for home working, entertaining or hobbies.

One of the standout features is the beautiful triple-aspect main living room, which is flooded with natural light and provides a particularly impressive reception space. A feature log burner creates an attractive and characterful focal point, adding warmth and atmosphere while complementing the generous proportions of the room.

The accommodation is further enhanced by two additional reception rooms, providing genuine flexibility for modern family living. One is currently used as a children's playroom and benefits from patio doors opening directly onto the rear garden and patio/decking area. The additional reception room could equally lend itself to a formal dining room, snug, home office or further sitting room depending on the needs of the next owner.

The large modern kitchen is another particularly impressive space, offering excellent storage and



preparation areas alongside a pleasant outlook across the rear garden and driveway. Its generous proportions provide plenty of room for everyday family use, while a separate utility room and ground-floor WC add further practicality.

First Floor

The first-floor landing provides access to five well-proportioned bedrooms, offering excellent flexibility for larger families and those requiring additional accommodation.

The principal bedroom is a generous double room with excellent proportions and ample space for bedroom furniture. Bedrooms two and three are also particularly well-sized, while bedrooms four and five provide further versatile accommodation, with potential for use as guest bedrooms, children's rooms, dressing rooms or dedicated home-working spaces.

The first floor is completed by a family bathroom, separate shower room and an additional separate WC, providing excellent convenience for a busy household.

Outside

The property occupies a generous plot with attractive front and rear gardens and excellent parking provision.

To the front is a substantial lawned garden, providing an attractive approach to the property and further enhancing its overall setting.

The rear garden provides a wonderful extension to the living accommodation, with established lawned areas and a patio/decking area creating plenty of space for outdoor dining, entertaining and family enjoyment. The patio doors from the children's playroom provide a particularly useful connection between the house and garden.





A further notable feature is the extensive driveway parking, with space for multiple vehicles. The driveway benefits from shared access, being positioned at the end of a private driveway, and provides excellent practicality for larger households or those with several vehicles.

Village Location

Lea is a particularly popular and well-established village, offering an attractive semi-rural setting while remaining conveniently positioned for Gainsborough and the surrounding area.

One of the appealing features of this location is its proximity to Lea Park and the surrounding woodland, providing lovely opportunities for walking, enjoying the outdoors and making the most of the surrounding countryside. These nearby green spaces add to the village's appeal for families, dog owners and anyone who enjoys having outdoor recreation close to home.

Despite its village setting, Lea is also ideally positioned for commuters, with Lincoln within convenient driving distance, alongside straightforward access to Gainsborough, Retford and other surrounding towns. Gainsborough itself provides a wider range of shopping, leisure and everyday facilities, together with railway connections and further transport links.

An internal viewing is strongly recommended to fully appreciate the size, presentation and flexibility of the accommodation on offer.

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 use Coadjute Assured Compliance to facilitate the AML checks. A fee will be charged for each individual AML check conducted £45.00 + VAT.





%epcGraph_c_1_210%





The Gables, 15, Gainsborough Road, Lea, Gainsborough, DN21 5HW



Total Area: 226.8 m² ... 2442 ft²

All measurements are approximate and for display purposes only

Martin & Co Gainsborough
Marshall Yard ● Beaumont Street ● Gainsborough ● DN21 2NA
T: 01427 611833 ● E: gainsborough@martinco.com

01427 611833
http://www.martinco.com

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property Ombudsman