



57 WINDMILL WAY
GAINSBOROUGH, DN21 4FE

£390,000
FREEHOLD

Situated within a well-established and sought-after residential area of Kirton in Lindsey, this seriously impressive four-bedroom detached home with double garage offers an exceptional standard of living. Beautifully maintained and thoughtfully styled throughout, the property provides an abundance of space, flexibility, and natural light—perfectly suited to modern family life.



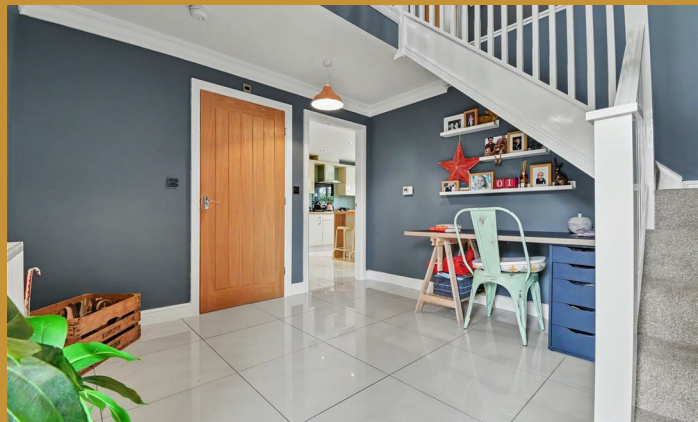
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DESCRIPTION

Upon entering, you are welcomed by a spacious reception hallway that immediately sets the tone for the rest of the home, complete with access to a generous downstairs WC. The true heart of the property is the stunning open-plan kitchen and family room, an expansive and sociable space featuring French doors that open out onto the immaculately maintained rear garden—ideal for both everyday living and entertaining.

The dual-aspect living room is equally impressive, enjoying a bright front-facing position and further French doors leading onto the garden, creating a seamless indoor-outdoor flow and a wonderfully inviting atmosphere.

To the first floor, the principal bedroom suite is a real standout feature, offering a luxurious retreat complete with a cleverly concealed dressing room and a stylish en-suite shower room with walk-in shower. Bedroom two also benefits from its own recently redecorated en-suite, while bedrooms three and four are both well-proportioned doubles. These are served by a modern family bathroom, which includes both a separate shower cubicle and a large jacuzzi bath.

Externally, the property truly excels. The front garden offers a high degree of privacy and has been thoughtfully utilised with established vegetable plots, currently growing strawberries and other produce. The rear garden is generous in width, predominantly laid to lawn and enclosed by mature privet hedging, providing an excellent level of seclusion. A substantial patio area extends from both the living room and kitchen, perfect for outdoor dining.

A particular highlight is the bespoke, custom-built gazebo, complete with power and heating—an

exceptional space designed for year-round entertaining and making the most of summer evenings. To the front, the property benefits from a double garage and off-street parking for multiple vehicles, along with an EV charging point. Further enhancements include solar panels with battery storage, a hot water tap, and a water softener—thoughtful additions that elevate both efficiency and everyday convenience.

Positioned with no immediate neighbour to the right-hand side, this outstanding home offers both privacy and a prime location—making it a superb choice for families seeking space, quality, and lifestyle.

ENTRANCE HALLWAY

Accessed through a composite door with stairs to the first floor and a radiator leading into:-

LIVING / DINING ROOM

With a uPVC double glazed bay window to front aspect, uPVC double glazed French doors to rear aspect and radiators X 2.

DOWNSTAIRS WC

With a WC, hand wash basin and a radiator.

KITCHEN / FAMILY ROOM

With a uPVC double glazed window to rear aspect, uPVC double glazed French doors to rear aspect, range of wall and base units with laminate worktops, sink, hot water tap, water softener, integrated dishwasher, integrated fridge/freezer, eye level electric fan assisted oven and grill, five ring gas hob with extractor fan, central island with breakfast bar and a column radiator.

UTILITY

With a uPVC double glazed window and composite door to side aspect, base units with laminate worktop and sink, space for an under counter washing machine and dryer, radiator.

FIRST FLOOR LANDING

Gallery landing with a uPVC double glazed window to front aspect, radiator and a double storage cupboard.

MASTER BEDROOM

With a uPVC double glazed window to front aspect, 2 X uPVC double glazed windows to side aspect and radiators X 2 leading into:-

MASTER DRESSING AREA

Space for wardrobes and draws.

MASTER EN-SUITE

With an opaque uPVC double glazed window to side aspect, double walk in shower, WC, vanity housed hand wash basin with storage and a radiator.

BEDROOM TWO

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

BEDROOM TWO EN-SUITE

With an opaque uPVC double glazed window to side aspect, corner shower, WC, vanity housed 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 window to front aspect and a radiator.

FAMILY BATHROOM

With an opaque uPVC double glazed window to rear aspect, panelled jacuzzi bath, corner shower, WC, vanity housed hand wash basin with storage, chrome towel heater and a radiator.

EXTERNALLY

The front of the property features a block-paved

driveway providing off-street parking and leading to the double garage, which is fitted with an EV charging point. The front garden is currently used for growing fruit and vegetables, with a pebbled path winding around to the side of the property, where there is a bespoke gazebo covering a paved seating area complete with electricity and heating, making it the perfect space for entertaining during the summer months.

The rear garden is fully enclosed by high hedges, creating a private and peaceful setting. It is beautifully landscaped with planted borders, a large patio area, and a lawn, and truly comes to life with colour during the summer.

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ADDITIONAL INFORMATION

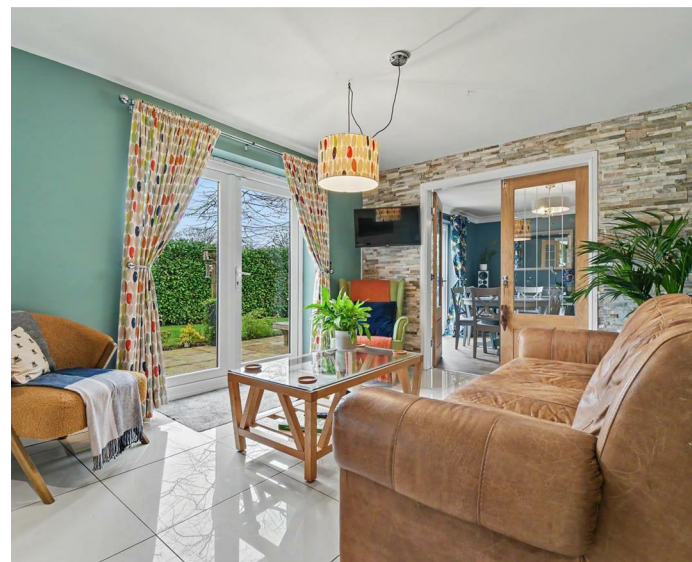
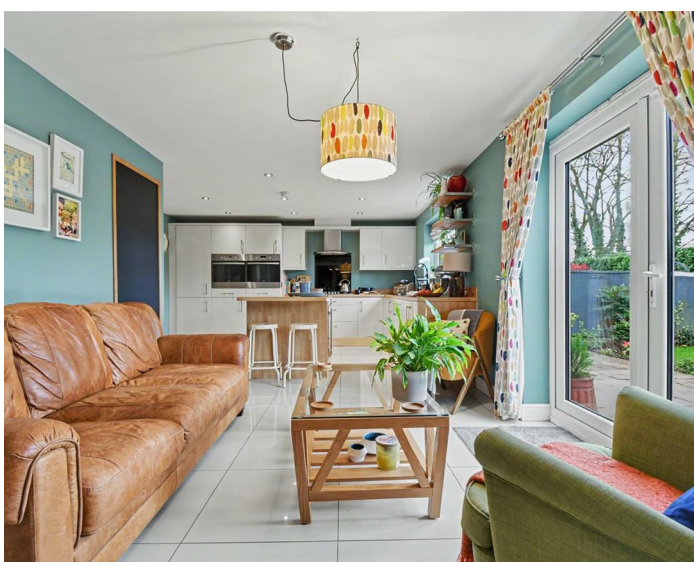
Local Authority –

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1937.52 sq ft

Tenure – Freehold





Total area: approx. 207.6 sq. metres (2235.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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