



**Dairy Leigh, 2a Padmoor Lane, Upton,
Gainsborough, DN21 5NH**



Book a Viewing!

£520,000

This stylish, energy-efficient home was completed in 2021 and offers a thoughtfully designed layout ideal for modern family living. Finished to a high standard throughout, the property features underfloor heating to the ground floor, electric Velux windows on the first floor and a mix of open-plan and flexible living spaces. Situated in the heart of the charming Lincolnshire village of Upton, just three miles from Gainsborough, the home enjoys a peaceful setting with excellent local amenities nearby, including Queen Elizabeth's High School and Thonock Park Golf Course.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Situated in the charming village of Upton, this property offers the best of both rural living and convenient access to nearby amenities. Upton is a traditional Lincolnshire village known for its friendly community, village hall, and active local events. Surrounded by open countryside and farmland, it's ideal for those who enjoy walking, cycling, and outdoor pursuits. Despite its peaceful setting, Upton is just three miles from Gainsborough, which provides a full range of facilities including supermarkets, cafés, leisure centres, and the highly regarded Queen Elizabeth High School.



Excellent road links connect Upton to Lincoln, Retford, and the A1, making it well-suited for families, professionals, and those seeking a quieter pace of life without sacrificing convenience.

ACCOMMODATION

ENTRANCE HALL

11' 1" x 8' 2" (3.39m x 2.5m) A spacious, light-filled reception hall featuring high-gloss ceramic tiled flooring, an oak and glass staircase to the first floor and a built-in storage cupboard housing the underfloor heating controls and water tank.

KITCHEN/DINER

15' 5" x 36' 8" (4.7m x 11.18m) The heart of the home - an expansive, open-plan kitchen and dining area with ceramic tiled flooring, central island breakfast bar, head-height oven with integrated microwave, dishwasher and French doors opening onto the rear patio. A stylish space ideal for entertaining and family living with oak sliding pocket doors lead through to the sitting room, maintaining flexibility in the layout.

LOUNGE

15' 6" x 19' 7" (4.74m x 5.97m) A bright and inviting reception room with Bi-folding doors opening to the rear patio, creating a seamless connection between inside and out and a further window to the side aspect provides additional natural light.

UTILITY ROOM

11' 1" x 9' 4" (3.4m x 2.87m) Practical space with built-in cupboards, stainless steel sink with mixer tap, worktop, spaces for washing machine/dryer and fridge freezer, uPVC window and door to the side access.

STUDY/BEDROOM 4

11' 1" x 11' 9" (3.39m x 3.59m) Positioned at the front of the property, this versatile room can serve as a fourth bedroom, home office, or hobby space. Close proximity to the downstairs shower room enhances its practicality.

SHOWER ROOM

7' 3" x 6' 3" (2.22m x 1.92m) Modern three-piece suite comprising a walk-in shower, WC and wash basin, finished with full-height wall tiling, ceramic tiled flooring, towel radiator and uPVC window to the front aspect.

FIRST FLOOR LANDING

8' 6" x 9' 4" (2.61m x 2.86m) The oak and glass staircase continues to the first-floor landing, where the forward-facing rooms benefit from electric Velux windows.





BEDROOM 1

21' 0" x 14' 10" (6.41m x 4.54m) Spacious double room with built-in wardrobes, a dressing table with LED lighting, uPVC window to the rear aspect and access to:

EN-SUITE

5' 4" x 8' 7" (1.64m x 2.64m) Modern three-piece suite with walk-in shower, WC and wash basin, chrome towel radiator, tiled flooring, and tiled splashbacks.

BEDROOM 2

17' 1" x 12' 2" (5.21m x 3.71m) Double bedroom with uPVC window to the rear, electric Velux window to the front, radiator and spotlighting.

BEDROOM 3

16' 11" x 9' 10" (5.16m x 3m) Dual aspect room with uPVC window to the side, electric Velux window to the front and radiator.

FAMILY BATHROOM

8' 0" x 10' 6" (2.45m x 3.22m) Stylish four-piece suite including bath, walk-in shower, WC and wash basin, ceramic tiled flooring and walls, modern towel radiator, electric Velux window and airing cupboard.

OUTSIDE

The property is accessed via a shared gravel driveway which continues to the private reception parking area and a detached single garage with electric roller shutter door. A block-paved pathway surrounds the house, leading to the canopied entrance and continuing to the rear garden. The rear garden features a porcelain-tiled patio, ideal for entertaining, with a built-in barbecue area. The lawned garden includes mature apple trees, a low rear boundary fence allows open views over an adjoining orchard and countryside beyond.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.n.e

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUA LIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Sills & Betheridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (lessors) for whom they act as Agents given to the effect that:

1. These details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

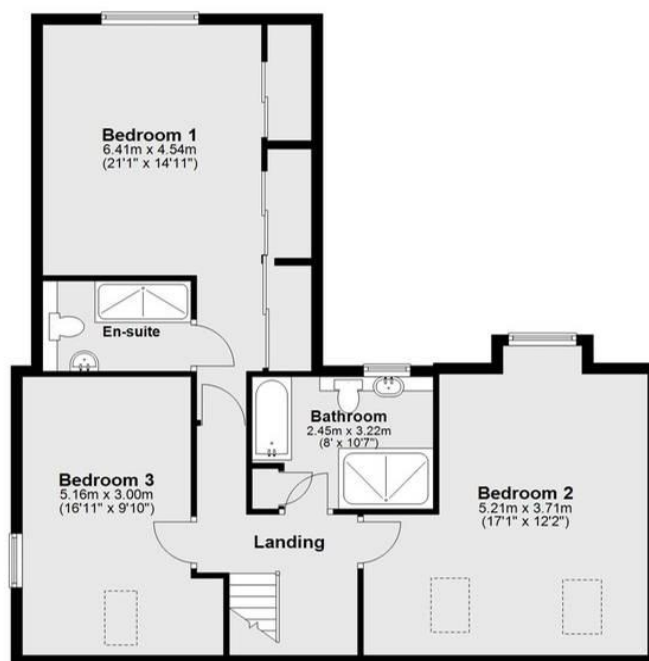
Regulated by RICS, Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office: 29 Silver Street, Lincoln, LN2 1AS.



Ground Floor



First Floor



29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.



www.mundys.net