



The Croft
Church Street, Glentworth, Gainsborough. DN21 5DG







The Croft

Church Street, Glentworth

This is a most attractive detached stone and brick feature village residence, located in the most picturesque of village settings opposite the historic Grade 2 Listed 11th century church of St Michael, in the Glentworth Conservation area.

This surprisingly substantial home offers **GIFA 2,054 ft² / 190 m² (sts)** of family accommodation, with three key reception rooms and four bedrooms with principal having en-suite facilities. The house stands in delightful, landscaped grounds of 0.27 of an acre (sts), which certainly catch the eye, with accompanying double garage space.

Glentworth is a quintessential charming north Lincoln cliff village with a thriving community offering a serene rural lifestyle with essential services accessible in nearby villages and comprehensive amenities available in both Lincoln and Gainsborough.



ACCOMMODATION

Good sized Entrance Hall with panelled front entrance door, an attractive pine featured staircase up to first floor gallery landing, built-in under stairs storage cupboard, exposed pine floorboards, radiator and wall light fittings. Pine panelled door through to adjoining dining kitchen, reception rooms and:

Cloakroom comprising small wash hand basin, low level WC, exposed pine floorboards and radiator.



Lounge a delightful reception room having very appealing southerly outlooks over the attractive landscaped rear garden from two sets of French doors; chimney breast with fireplace having a wood burning stove inset on a tiled hearth, and two radiators. Pine panelled double doors through to:

Dining Room of excellent proportions with a pleasant easterly outlook towards the neighbouring spinney of trees in the heart of the village; dado rail, exposed pine floorboards and a radiator.

Sitting Room having a very appealing northerly outlook over the front garden and across the lane to the St Michael's Church, as well as a western view out over the front grounds and the driveway; and two radiators.

Dining Kitchen having wonderful views out over the front garden out towards the church; a good range of fitted kitchen units comprising; fitted work surface with single drainer stainless steel sink unit inset, cupboard space below and room for dishwasher and kitchen appliance beneath with an excellent range of wall cupboard space above. The work surface extends across the wall with drawer space and cupboard space below, Indesit four ring gas hob inset with cooker hood canopy/extractor vent above and wall cupboard space set on either side; built-in brushed steel featured Hotpoint oven/grill with cupboard space above and beneath.

A further area of work surface extends out into the room to provide a peninsula divide between the kitchen and the dining area. Set to the corner there is good range of drawer and cupboard space beneath the work surface area, wall mounted china cabinet space above and large pantry cupboard unit. Tiled splash back to fitted work surface area as appropriate, radiator and inset ceiling spotlight fittings. uPVC double glazed side entrance door to grounds and pine panel door through to:

Walk-in Utility having fitted shelving, space for appropriate laundry white goods, and wall mounted Ideal gas fired central heating boiler to one corner.





First Floor

Large Gallery Landing having a westerly outlook down over the garage, driveway and beyond adjoining homes in the heart of the village; access to roof space and radiator. Pine panelled doors through to all adjoining accommodation.

Bedroom with a westerly view down over the driveway and a delightful northerly view over the front grounds to St Michael's Church opposite; and radiator.

Principal Bedroom having a most pleasing view out over the front garden beyond to the Saxon tower of St Michael's Church; fitted wardrobe space across one wall and two radiators. Pine panelled door to:

Good sized En-suite Shower Room comprising panelled Bath set to one wall with appropriate heritage style mixer tap/shower attachment; pedestal wash hand basin, low level WC, radiator, ceiling spotlight fitting and extractor vent.

Large Family Bathroom having panelled bath set to one wall with mermaid board style splash back to dado rail height, corner shower cubicle with appropriate heritage style shower fitting and accompanying full height mermaid board style splashback, wash hand basin and low level WC. Built in linen cupboard to one corner with internal radiator, radiator, ceiling spotlight fitting and extractor vent.

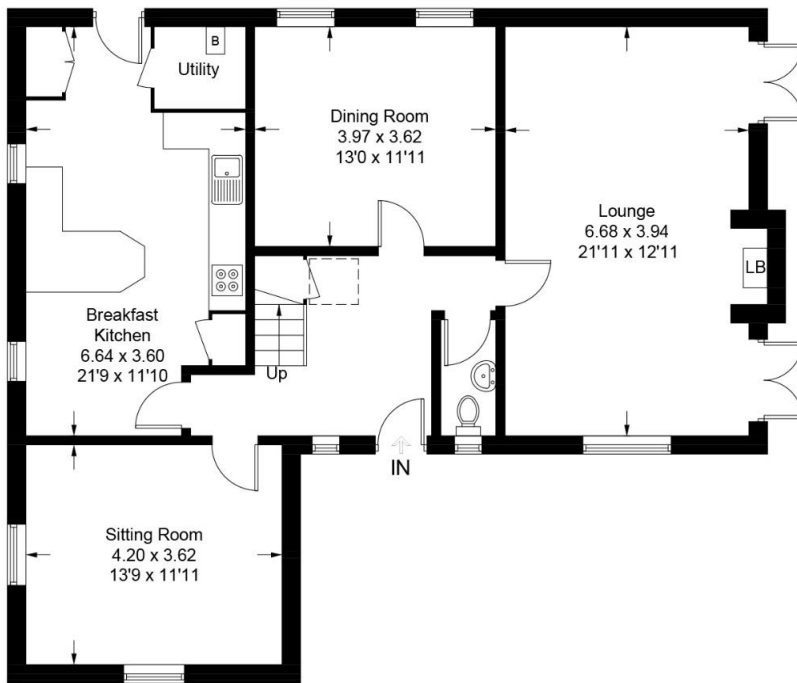


Bedroom with an attractive view to the south over the most appealing landscaped rear garden beyond to across neighbouring home to a glimpse of countryside to the south; picture rail and radiator.

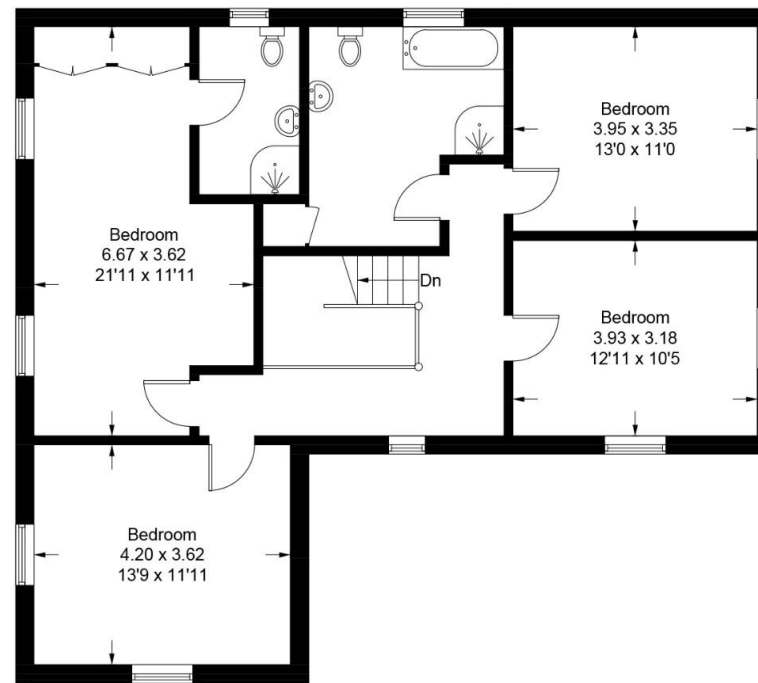
Bedroom with views down over the driveway and the delightful the eye-catching rear garden; wood block style laminate flooring and radiator.

The Croft

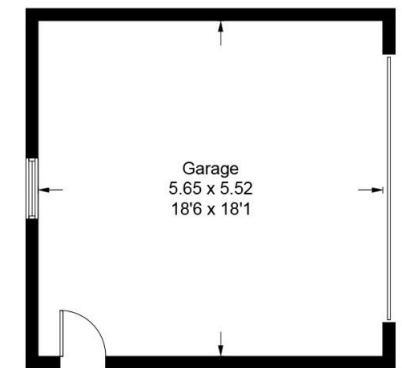
Approximate Gross Internal Area
Ground Floor = 96.2 sq m / 1035 sq ft
First Floor = 95.1 sq m / 1024 sq ft
Garage = 31.1 sq m / 335 sq ft
Total = 222.4 sq m / 2394 sq ft



Ground Floor

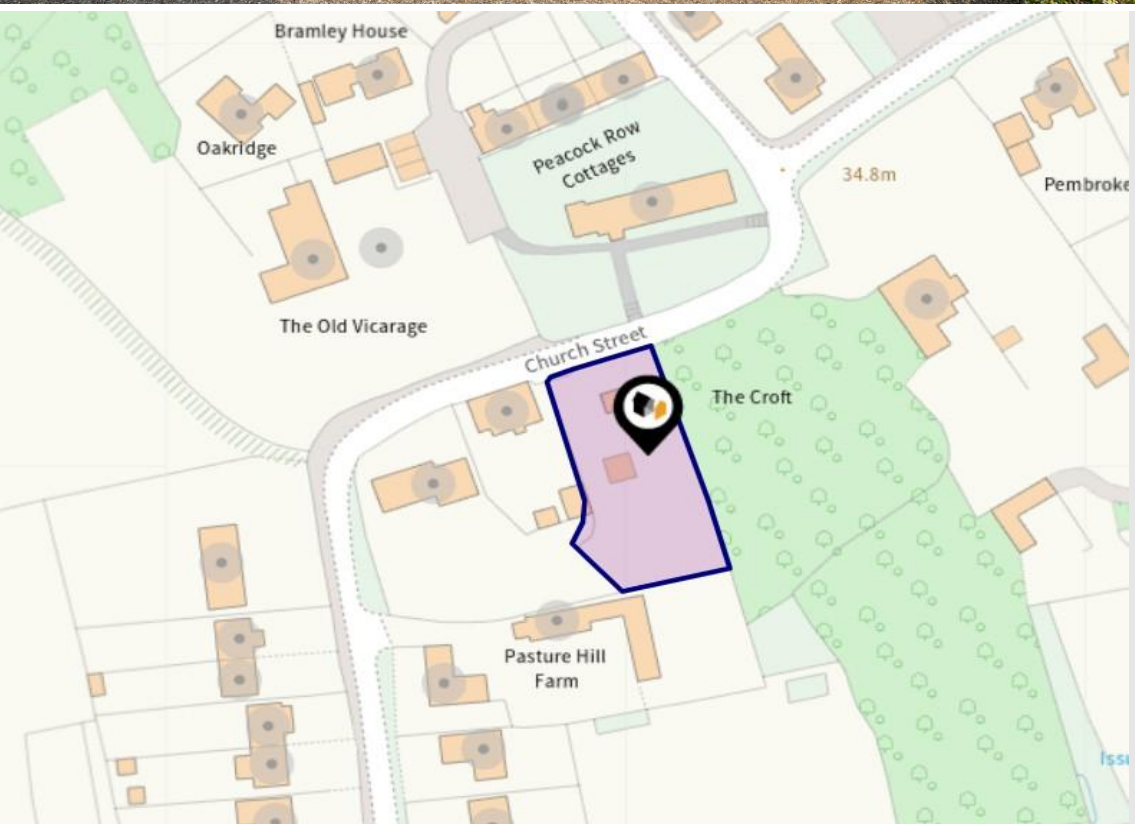


First Floor



(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



OUTSIDE

This attractive house stands on the southern side of Church Street directly opposite St Michael's Church – the most wonderful of village settings.

The property is approached from the lane across a very wide gravel driveway which provides an expensive area of parking for both family and visitors, as well as access to the detached **Double Garage** with up and over door, service door to rear, light fittings and power points. To the driveway area, there are stocked flowerbeds and borders containing an attractive range of flowering plants.

Important Notice: The wide driveway access from the lane also provides for a 4.25-metre-wide vehicular 'right of way' running down the western boundary, away from the house, in favour of the neighbouring home through to a gated access to their rear garden. More information available upon request.

The front garden has a delightful view across the lane to the church, very pleasantly landscaped with low maintenance gravel and stepping stone pathways meandering through to a large central circular paved patio area with accompanying planting and space for the display of decorative flowerpots and tubs. There is a narrow area of garden set down the eastern elevation of house, onto which the side entrance door to the dining kitchen opens, sheltered by a neighbouring spinney of trees.

The large, very appealing landscaped rear garden certainly catches the eye and benefits from having an open southerly aspect. There is a good size patio area adjoining the rear elevation of the house, onto which the French doors of the lounge open, a large area of formal lawn with meandering edges to the beds and borders containing a profusion of shrubs and flowering plants. To the rear the garden has a most pleasing view over an adjoining small paddock and neighbouring homes in the heart of the village.

Set to the western side of this garden there is small Orchard with accompanying fruit bushes and trees, a greenhouse and a log/fuel store. Set to the southwestern corner of the grounds there is a good-sized formal vegetable/fruit garden. Exterior light fittings and an outside water tap.

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

THE AREA

The village possesses an attractive mix of quality modern and period homes. There are miles of quiet country lanes, footpaths and bridleways in the area to explore. Middle Street on the north cliff escarpment runs south to the historic City of Lincoln with its very good range of shopping and social amenities, excellent/private schools and two increasingly popular universities, as well as north to the small but well service town of Kirton Lindsey and Scunthorpe. The A15 is a short drive away and runs north to the M180. The nearby market town of Gainsborough offers the popular Marshalls Yard shopping area, a well-respected Grammar School and a route over the River Trent to the A1 near Retford.

West Lindsey District Council – Tax band: E

ENERGY PERFORMANCE RATING: C

Gas fired central heating. Mains water, electric and drainage.

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Lincoln Office
43 Silver Street, Lincoln. LN2 1EH.
Tel: 01522 538888
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org>

Brochure prepared 25.3.2026



43 Silver Street, Lincoln. LN2 1EH
Tel: 01522 538888 Fax: 01522 589988
Email: lincoln@robert-bell.org

www.robert-bell.org

