



Gainsborough Road, Winthorpe, Newark

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Gainsborough Road, Winthorpe, Newark

- WONDERFUL & EXTENDED SEMI-DETACHED HOME
- LOVELY VILLAGE LOCATION! CLOSE TO MAIN ROADS!
- GF W.C & LARGE UTILITY ROOM
- DETACHED GARAGE, WORKSHOP & EXTERNAL STORES
- EXCELLENT CONDITION & VERSATILE ACCOMODATION!
- THREE DOUBLE BEDROOMS
- THREE EXCELLENT SIZED RECEPTION ROOMS
- SPACIOUS BREAKFAST KITCHEN & MODERN SHOWER ROOM
- GENEROUS GATED DRIVEWAY & MAGNIFICENT SOUTH-EAST FACING GARDEN
- NO ONWARD CHAIN! Tenure: Freehold. EPC 'D'

****NO CHAIN** *ELEGANTLY DESIGNED, BRIMMING WITH CHARM!!!!.**

Discover the delights of this attractive, traditional and PERSONALITY-FILLED Victorian semi-detached home. Enjoying a lovely position in pretty village, with a heartfelt community and a popular local Pub (The Lord Nelson), along with great connectivity to Newark, Lincoln and Grantham, via ease of access onto the A46 & A1.

This **MAGNIFICENT HOME** is truly like no other... Boasting **SUPERB LIVING SPACE** combined with **RETAINED ORIGINALITY** that showcases a **WEALTH OF WARMTH** from the moment you step inside.

This **IMMACULATELY** presented residence offers brilliant flexibility, via a copious 1,350 square/ft layout, comprising: Porch, an inviting entrance hall, ground floor W.C, a large utility room, well-proportioned modern breakfast kitchen, a separate dining room, with French doors out to a secluded paved seating area and internal open-access though to a delightful lounge with feature fireplace. There are plenty of possibilities via the **SUBSTANTIAL TRIPLE-ASPECT FAMILY ROOM**. Offering great multi-use potential currently with a study area and a peaceful space to relax and unwind.

The first floor provides **THREE DOUBLE BEDROOMS**, an attractive modern shower room and a **WALK-IN WARDROBE**.

Externally, **THERE'S SO MUCH TO LOVE** about this captivating 0.16 of an acre plot! Not only is there an abundance of space, the property promotes a **HIGH DEGREE OF PRIVACY** all year round. The front aspect is greeted with a **SUBSTANTIAL GATED DRIVEWAY**. Ensuring sufficient parking for a range of vehicles, including a caravan/ motorhome. Giving access into a **LARGE DETACHED GARAGE** with an **ATTACHED WORKSHOP** and useful external store. **THE BRIGHT & BEAUTIFUL SOUTH-EAST FACING REAR GARDEN** is a joy to behold. Hosting a variety of secluded seating areas and space for the whole family to enjoy. Along with access into an outbuilding and attached W.C.

This **HEAD-TURNER** of a home is simply **TOO GOOD TO SCROLL PAST!** Internal viewings are highly recommended!

Offers in excess of £350,000



PORCH:	7'6 x 3'2 (2.29m x 0.97m)
ENTRANCE HALL:	6'4 x 4'7 (1.93m x 1.40m)
UTILITY ROOM:	9'10 x 9'6 (3.00m x 2.90m)
SPACIOUS BREAKFAST KITCHEN:	14'2 x 10'3 (4.32m x 3.12m)
DINING ROOM: Max measurements provided.	14'0 x 11'3 (4.27m x 3.43m)
SIZEABLE LOUNGE:	13'9 x 12'9 (4.19m x 3.89m)
MULTI-PURPOSE FAMILY ROOM:	16'7 x 15'5 (5.05m x 4.70m)
FIRST FLOOR LANDING:	7'3 x 3'11 (2.21m x 1.19m)
MASTER BEDROOM:	12'9 x 10'4 (3.89m x 3.15m)
BEDROOM TWO:	11'3 x 9'10 (3.43m x 3.00m)
BEDROOM THREE:	9'10 x 9'7 (3.00m x 2.92m)
MODERN SHOWER ROOM:	6'3 x 4'4 (1.91m x 1.32m)
DETACHED GARAGE: Of concrete sectional construction, with a pitched roof. Accessed via wooden double garage doors. Equipped with power and lighting. A small window to the left and right side elevation and a translucent roof-sheet. A wooden personal door gives access into the attached workshop.	15'7 x 8'4 (4.75m x 2.54m)
ATTACHED WORKSHOP: Equipped with power, lighting and a large work bench. Two translucent roof sheets help create an element of natural light. Wooden double doors open into the attached external store.	13'5 x 8'3 (4.09m x 2.51m)
ATACHED EXTERNAL STORE: Of timber construction. Providing a great external storage option. Equipped with power and light.	12'4 x 5'5 (3.76m x 1.65m)
EXTERNAL W.C: Of brick built construction, with a pitched tiled roof and external security light. Accessed via a wooden personal door Providing a low-level W.C and a corner fitted wash hand basin with white wall tiled splash backs. Equipped with lighting.	6'6 x 3'4 (1.98m x 1.02m)





BRICK OUTBUILDING:

4'7 x 4'2 (1.40m x 1.27m)
Of brick built construction, with a pitched tiled roof. Accessed via a wooden personal door. Equipped with power, lighting and useful external storage space.

EXTERNALLY:

This eye-catching semi-detached home is pleasantly situated in a charming and well-connected village, close to amenities and main road links. The property stands proud on a WONDERFUL 0.16 OF AN ACRE PRIVATE PLOT. The front aspect is greeted with dropped kerb vehicular access onto an EXTENSIVE DRIVEWAY. Part concrete and part gravelled with sufficient parking for a variety of vehicles, including a caravan/ motor home, with access into the DETACHED GARAGE. A wooden front personal gate opens onto a concrete pathway, up to the porch (with fitted bench) and front door. The lovely and well-tended front garden hosts a range of delightful planted borders, two external security lights, provision for a bin store and access to the concealed gas meter. There is a fenced front/ left side boundary and a privet hedged right side boundary. A secure right sided personal gate leads down to the BEAUTIFUL & WELL-APPOINTED SOUTH-EAST FACING REAR GARDEN. Promising a marvellous degree of tranquility. Predominantly laid to lawn. Showcasing an abundance of personality, with a vast array of planted borders, a range of mature bushes and trees, a brick outbuilding and attached W.C. There are two secluded paved seating areas. Both accessed via uPVC double glazed French doors in the family room and dining room. A further paved seating area, hidden at the bottom of the garden. An outside tap, two external wall lights, provision for a garden shed and tree house. Fenced left and rear boundaries and a part walled/ fenced right side boundary. Maintaining a high-degree of privacy all year round.

Approximate Size: 1,350 Square Ft.

Measurements are approximate and for guidance only.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a combination boiler, installed in the last 6 years and uPVC double glazing throughout. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'D'

EPC: Energy Performance Rating: 'D' (65)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities: Winthorpe

The highly desirable village of Winthorpe is conveniently located for ease of access onto the A46, A1 and into Newark-On-Trent. The property is situated on a bus route into Newark. The village also enjoys a range of amenities including a hugely popular (Lord Nelson) Public House, a parish church, primary school and thriving community centre. The village also provides excellent access into the neighbouring and well served village of Collingham, which hosts a range of useful amenities including: Two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. There is a railway service in Collingham, to Lincoln, Newark and Nottingham.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

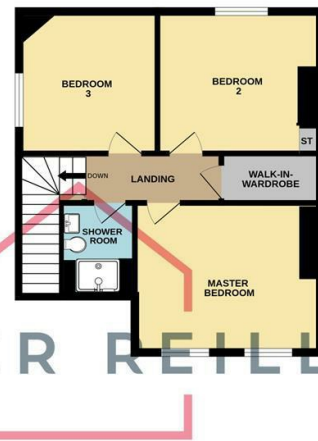




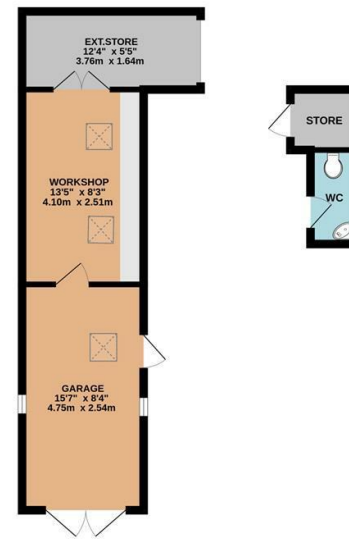
GROUND FLOOR



1ST FLOOR



OUTBUILDINGS



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

