



Willingham Road,
Knaith Park, Gainsborough,
DN21 5ES

£389,995

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We present to the market a versatile 4/5 bedroom dorma bungalow located in the popular village of Knaith Park to the south side of the market town of Gainsborough and north of the cathedral city of Lincoln both of which are well served with ample amenities including leisure facilities, retail outlets and schooling. **EARLY VIEWING IS HIGHLY RECOMMENDED** to appreciate the flexibility of the accommodation on offer.



ACCOMMODATION
uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY
Radiator, laminate flooring, inset spotlights to ceiling and doors leading into:

SITTING ROOM/SNUG 14'2" x 11'6" to maximum dimensions
uPVC double glazed bay window to the front elevation, radiator and laminate flooring.

BATHROOM 11'10" x 5'5"
uPVC double glazed window to the side elevation, suite comprising w.c., pedestal wash hand basin with tiled splashback, panel sided bath with electric shower over and tiled splashback, heated towel rail, overhead storage cupboard.

BEDROOM 11'10" x 11'0"
uPVC double glazed window to the side elevation, radiator, laminate flooring and glazed door giving access into wardrobe space.

BEDROOM 14'2" x 11'5"
uPVC double glazed bay window to the front elevation, wall mounted electric heater, laminate flooring. Door giving access into:

EN SUITE SHOWER ROOM 7'8" x 7'3"
uPVC double glazed window to the side elevation, suite comprising w.c, hand basin mounted in base vanity unit, corner shower cubicle, mermaid boarding to walls, spotlights to ceiling.

DINING AREA 12'5" x 10'11"
Currently used as an Office.
uPVC double glazed window to the side elevation, radiator, coving to ceiling and glazed wooden door giving access to:

KITCHEN 25'2" x 8'3"
uPVC double glazed window to the front elevation and two velux windows, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, inset stainless steel sink and drainer with mixer tap, space for range style cooker, provision for automatic washing machine and further low level appliances, space for fridge freezer, brick built fireplace with dual aspect stove. Door leading into:

UTILITY ROOM 9'4" x 8'3"
uPVC double glazed entrance door to the rear elevation giving access out to the garden area, fitted work surface with radiator under and space for further low level appliance.

LOUNGE 15'5" x 14'10"
uPVC double glazed French doors with side windows opening out into the Conservatory/Garden Room, radiator, brick built fireplace with dual aspect solid fuel stove.

CONSERVATORY/GARDEN ROOM 19'6" x 15'5"
uPVC double glazed French doors and windows to the rear elevation and uPVC double glazed windows to the side elevation, vaulted glass roof, tiled flooring.

HALLWAY
Door from the Lounge.
uPVC double glazed entrance storm windows to the side elevation, stairs rising to first floor accommodation with storage under, stone flooring.

BEDROOM 10'9" x 10'6"
Currently used as a Gym.
uPVC double glazed windows to the rear elevation, radiator, range of fitted wardrobes.

FIRST FLOOR LANDING
With doors giving access to:

MASTER BEDROOM 19'1" x 16'2"
uPVC double glazed window to the rear elevation and double glazed velux window, wall mounted electric heater, multiple access into storage. Door giving access into:

EN SUITE SHOWER ROOM
Double glazed window and suite comprising w.c. mounted in base vanity unit, shower cubicle with electric shower, tiled splashbacks, tiled flooring and doorway into:

WALK IN WARDROBE 10'9" x 6'11" to maximum dimensions
Light portal, door giving access into attic storage area and laminate flooring.

EXTERNALLY
To the front of the property is a block paved driveway with parking for multiple vehicles leading to the front entrance door and to the side is a brick built single Garage. Externally to the rear is an enclosed garden divided into multiple areas including lawn, planted borders, vegetable plots and decking area for entertaining with field views beyond.

COUNCIL TAX
Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'C'

TENURE - FREEHOLD

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 uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

Tenure: Freehold
Council Tax Band: C



- DORMA BUNGALOW
- 4/5 BEDROOMS
- TWO EN SUITES & FAMILY BATHROOM
- KITCHEN & UTILITY
- KITCHEN & DINING AREA
- SITTING ROOM/SNUG
- GARDEN ROOM/CONSERVATORY
- EPC RATING : D
- VIEWING HIGHLY RECOMMENDED

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.