



St. Helens Road, Gainsborough, DN21 5EJ

Offers in the
Region of
£340,000

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Hunters are pleased to offer to the market this three bed detached property benefiting from air-conditioning throughout, integral double garage, driveway and EV charging point and executive garden office/studio being located in the popular village location of Lea to the south of the market town of Gainsborough with its wealth of amenities including Marshalls Yard retail complex, a number of supermarkets, leisure facilities, eateries and schools including the well regarded Queen Elizabeth High School. VIEWING IS HIGHLY RECOMMENDED.



ACCOMMODATION

Entered via a modern composite front entrance door with an adjoining floor-to-ceiling double-glazed picture window and leading into:

ENTRANCE HALLWAY

Original wrought-iron balustrade rising to the galleried first-floor landing. Access to a useful under-stairs storage cupboard and an additional cloaks/storage cupboard. Radiator. Internal doors lead to the L-shaped lounge, kitchen/dining area, and:

DOWNSTAIRS W.C. 7'0" x 2'11"

Fitted with a two-piece suite comprising a low-level flush w.c. and a pedestal wash hand basin with tiled splashbacks. Obscure-glazed window to the front elevation and radiator.

L SHAPED LOUNGE 21'10" x 18'10" to maximum dimensions

uPVC double-glazed picture windows to both the front and side elevations. Fitted with a high-efficiency Mitsubishi wall-mounted air conditioning unit providing on-demand cooling and heating, complemented by two central heating radiators, coving to the ceiling, and TV/media connectivity points.

KITCHEN DINING AREA

Dining Area:

uPVC double-glazed window to the side elevation and double-glazed sliding patio doors opening directly onto the rear terrace and garden. Radiator, coving to ceiling, and open-plan flow leading into:

Kitchen Area:

Fitted with a comprehensive range of contemporary wall, base, and drawer units complemented by solid wood work surfaces and tiled splashbacks. Feature AEG 5-ring induction hob with a flush-mounted electronic rising downdraft extractor system, integrated electric fan-assisted oven, integrated fridge, integrated freezer, and an integrated AEG dishwasher. Inset ceramic sink with mixer tap, under-sink waste disposal unit, and an integrated water softening system. uPVC double-glazed window overlooking the private rear garden. Door leading into:

UTILITY ROOM 8'11" x 5'8"

Fitted with matching base and wall storage units with roll-edge work surfaces and tiled splashbacks. Space and plumbing for an automatic washing machine and tumble dryer, wall-mounted gas-fired central heating boiler, radiator, and a uPVC double-glazed door with side window providing direct access out to the rear garden.

GALLERIED FIRST FLOOR LANDING

With wrought-iron balustrade detailing overlooking the entrance hall, built-in double doors accessing a deep linen/airing cupboard, and doors leading to all first-floor rooms:

MASTER BEDROOM 14'9" x 15'3"

uPVC double-glazed window to the side elevation and radiator below. Benefiting from a full range of full-width fitted wardrobes offering ample hanging and shelving space, and equipped with a dedicated Mitsubishi wall-mounted air conditioning unit (cooling and heating).

BEDROOM TWO 15'1" x 12'5"

uPVC double-glazed window to the front elevation with radiator below, built-in wardrobe/closet storage, access to boarded eaves storage, and a Mitsubishi wall-mounted air conditioning unit.

L SHAPED BEDROOM THREE 13'7" x 12'4" to maximum dimensions

uPVC double-glazed window overlooking the rear garden with radiator below, built-in double wardrobe, loft hatch access, and a Mitsubishi wall-mounted air conditioning unit.

FAMILY BATHROOM 10'10" x 6'11"

Fitted with a comprehensive five-piece suite comprising a panelled bath with tiled surround, separate enclosed shower cubicle with mains-fed shower, pedestal wash hand basin, bidet, and low-level flush w.c. Tiled splashbacks, radiator, coving to ceiling, and an obscure uPVC double-glazed window to the side elevation.

DETACHED EXECUTIVE GARDEN OFFICE/STUDIO

A bespoke detached garden building of permanent cavity-wall construction. Fully equipped with a dedicated Wi-Fi-enabled Mitsubishi inverter air conditioning system (cooling and heating), double-glazed French entrance doors, hardwired mains power, water supply, and dedicated data cabling. An ideal facility for an executive home office, creative studio, or consulting space.

INTEGRAL DOUBLE GARAGE|

Featuring an automated electric sectional/up-and-over vehicle access door, internal light, power sockets, and internal pedestrian access. To the front of the property is an extensive tarmacadam double driveway providing ample off-road parking for multiple vehicles, accompanied by a dedicated Zappi smart EV charging point.

GARDENS

The front garden is predominantly laid to open lawn with established flower borders. Gated side access leads to a fully enclosed rear garden offering privacy, framed by mature hedging and timber boundary fencing. Primarily laid to lawn with a paved outdoor seating terrace, external water tap, security lighting, and a timber garden storage shed.

TENURE - Freehold

COUNCIL TAX

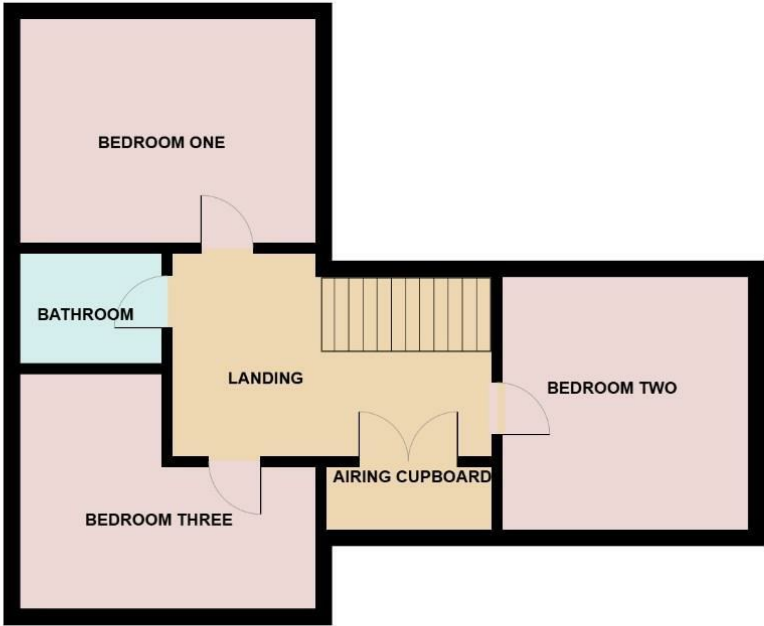
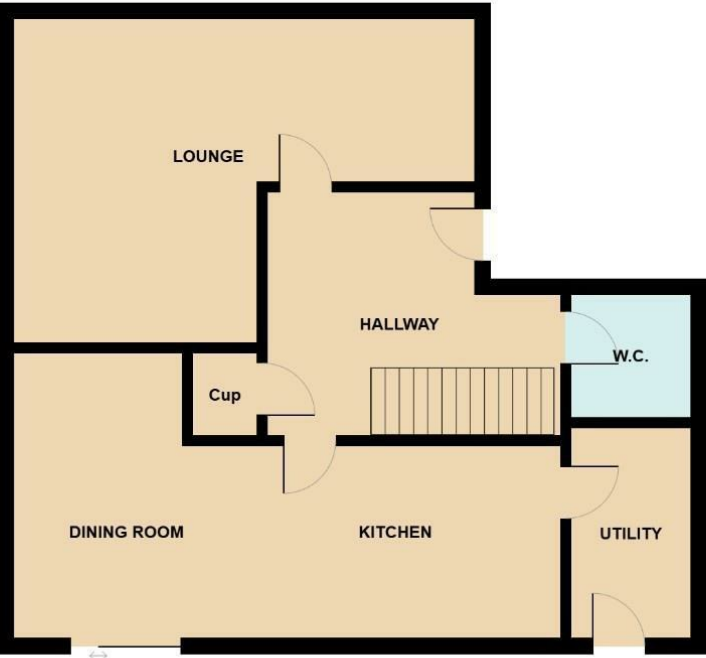
Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'E'

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 at £45.00 + VAT

PROPERTY INFORMATION FORM

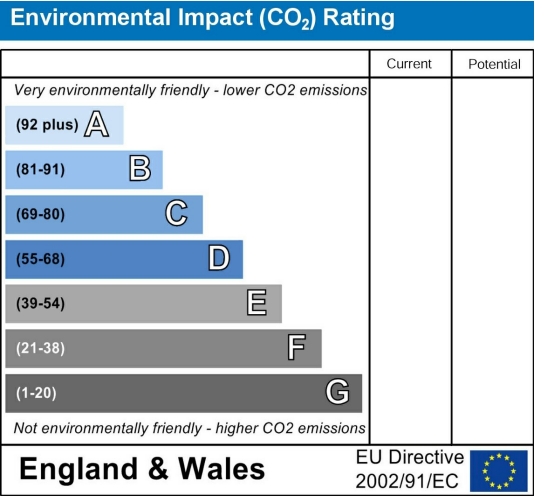
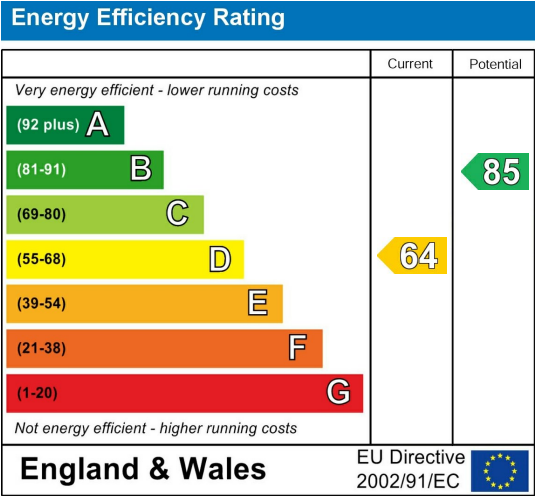
<https://app.coadjute.com/ent/share/8f799bde-3369-4933-8690-837558563e4e>

Tenure: Freehold
Council Tax Band: E



PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

- DETACHED FAMILY HOME POSITION IN THE SOUGHT AFTER VILLAGE OF LEA
- FULL MULTI ROOM CLIMATE CONTROL - MITSUBISHI INVERTER AIR CONDITIONING (cooling & heating) in reception space and all bedrooms
- OPEN PLAN DINING KITCHEN
- LIVING ACCOMMODATION INCLUDING DUAL ASPECT L-SHAPED LOUNGE & RECEPTION HALL
- DETACHED EXECUTIVE GARDEN OFFICE/STUDIO WITH CAVITY WALL CONSTRUCTION, MITSUBISHI AIR CONDITIONING UNIT, HARDWIRED DATA, POWER & WATER
- INTEGRAL DOUBLE GARAGE WITH AUTOMATED ELECTRIC DOOR, MULTI VEHICLE DRIVEWAY & INTEGRATED ZAPPIE EV CHARGER
- PRIVATE ENCLOSED REAR GARDEN WITH MATURE HEDGING & LAWN
- VIEWING HIGHLY RECOMMENDED



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.