



18 Front Street, East Stockwith, Gainsborough, Lincolnshire. DN21 3DH

- STUNNING DETACHED FAMILY HOME
- VERSATILE ACCOMMODATION BEING WELL PRESENTED THROUGHOUT
- MODERN OPEN PLAN KITCHEN DINER
- THREE GENEROUS RECEPTION ROOMS
- FOUR DOUBLE BEDROOMS WITH MASTER EN-SUITE & WALK IN WARDROBE
- UNDER FLOOR HEATING THROUGHOUT
- CIRCA 0.5 ACRES
- BEAUTIFUL VIEWS OVER RIVER TRENT AND SURROUNDING VILLAGE
- VIEWINGS ARE HIGHLY RECOMMENDED!



PROPERTY DESCRIPTION

****STUNNING DETACHED FAMILY HOME****BEAUTIFUL VIEWS OF THE RIVER TRENT**** Situated in the popular rural village of East Stockwith this exquisite three storey detached property would make a perfect turn key family home ready for its new owners to move straight into. The home offers fantastic space internally and externally with generous reception rooms, four double bedrooms and a vast elevated plot (circa 0.5 acres) overlooking the River Trent. The home briefly comprises an entrance hall, spacious lounge, separate dining room, modern open plan kitchen diner, utility room and ground floor toilet. The first floor comprises a second generous lounge with a balcony offering beautiful views over the River Trent and surrounding countryside, master bedroom with en-suite and walk in dressing room, a second double bedroom and a four piece family bathroom suite. The second floor offers a further two double bedrooms serviced by a family bathroom suite. Externally the home occupies a fantastic plot with extensive mainly lawned gardens to either side of the home perfect for a growing family. Just off of the open plan kitchen diner and lounge is a paved patio entertainment area ideal for enjoying the views and sun throughout the day. A gravel drive provides ample off road parking for numerous vehicles. Viewings are highly recommended!



ROOM DESCRIPTIONS

Lounge

5.72m x 6.83m (18' 9" x 22' 5")

Kitchen Diner

3.05m x 3.78m (10' 0" x 12' 5")

Dining Room

3.76m x 4.88m (12' 4" x 16' 0")

Utility Room

1.93m x 2.34m (6' 4" x 7' 8")

First Floor Living Room

5.18m x 5.72m (17' 0" x 18' 9")

Study

1.55m x 2.31m (5' 1" x 7' 7")

Bedroom 1

5.18m x 5.72m (17' 0" x 18' 9")

Walk In Dressing Room

1.83m x 1.83m (6' 0" x 6' 0")

En Suite Shower room

1.83m x 2.79m (6' 0" x 9' 2")

Bedroom 2

3.33m x 5.74m (10' 11" x 18' 10")

Family Bathroom

1.98m x 3.91m (6' 6" x 12' 10")

Bedroom 3

3.48m x 6.88m (11' 5" x 22' 7")

Bedroom 4

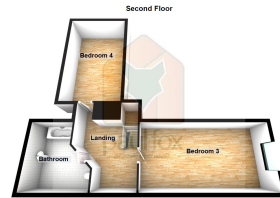
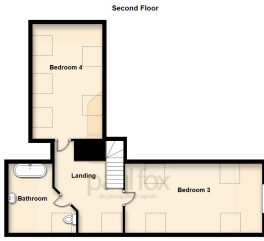
3.48m x 6.88m (11' 5" x 22' 7")

Second Floor Bathroom

3.35m x 3.45m (11' 0" x 11' 4")



FLOORPLAN & EPC



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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