



# 5 The Hollies, Padmoor Lane, Upton, Lincolnshire. DN21 5NH

- AN OUTSTANDING DETACHED FAMILY RESIDENCE
- NO UPWARD CHAIN
- LARGE DETACHED GARAGE & WORKSHOP
- PRIVATE SOUTH FACING LANDSCAPED GARDENS
- LARGELY EXTENDED ACCOMMODATION
- 3 FINE RECEPTION ROOMS
- 3 BEDROOMS WITH STUDY/NURSARY
- QUALITY FITTED KITCHEN & BATHROOM
- BEAUTIFUL VILLAGE LOCATION
- VIEWING IS ESSENTIAL TO FULLY APPRECIATE



## PROPERTY DESCRIPTION

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**\*\* LARGE DETACHED GARAGE & WORKSHOP \*\*** 'The Hollies' is a stunning double fronted detached house having been largely extended and greatly improved by its loving owners creating a beautiful home full of charm and elegance effortlessly blending modern living with period features. The extensive accommodation provides a front storm porch, inner hallway, front facing sitting room, formal dining room being open to a quality fitted kitchen, feature inner hallway with a walk-in pantry, modern shower room and rear entrance porch, a rear hallway leads to a large rear living room that enjoys views across the garden, useful utility and store room. The first floor provides a central landing leading to a family bathroom, 3 double bedrooms and a nursery/study. Occupying large private south facing landscaped gardens being principally lawned with mature, well stocked borders allowing for a number of seating areas. A substantial driveway allows for extensive parking with access to the garaging. A key feature of the property is the large brick built garage block that has a large workshop/home office. Viewing of this fine home comes with the agents highest of recommendations. View via our Gainsborough office.



## ROOM DESCRIPTIONS

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### FRONT PORCH

1.55m x 1m (5' 1" x 3' 3")

### HALLWAY

1.97m x 3.96m (6' 6" x 13' 0")

### INNER HALLWAY

3.25m x 3m (10' 8" x 9' 10")

### SITTING ROOM

3.62m x 3.96m (11' 11" x 13' 0")

### DINING ROOM

3.61m x 3.93m (11' 10" x 12' 11")

### KITCHEN

3.54m x 3m (11' 7" x 9' 10")

### REAR LIVING ROOM

4.5m x 7.15m (14' 9" x 23' 5")

### SHOWER ROOM

2.32m x 1.57m (7' 7" x 5' 2")

### UTILITY

2.3m x 2.22m (7' 7" x 7' 3")

### STORE ROOM

2.45m x 2.1m (8' 0" x 6' 11")

### PANTRY

3.6m x 1.25m (11' 10" x 4' 1")

### REAR HALLWAY

1.32m x 4.38m (4' 4" x 14' 4")

### REAR PORCH

2.35m x 1.25m (7' 9" x 4' 1")

### LANDING

1.96m x 5.2m (6' 5" x 17' 1")

### BEDROOM 1

3.63m x 3.96m (11' 11" x 13' 0")

### BEDROOM 2

3.6m x 3.96m (11' 10" x 13' 0")

### BEDROOM 3

3.64m x 3m (11' 11" x 9' 10")

### STUDY / NURSARY

1.96m x 1.75m (6' 5" x 5' 9")

### FAMILY BATHROOM

3.63m x 3m (11' 11" x 9' 10")

### GARAGE

4.88m x 3.9m (16' 0" x 12' 10")

### WORKSHOP

4.7m x 7.75m (15' 5" x 25' 5")



# FLOORPLAN



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