



High Street
Kexby, Gainsborough

Offers in Excess of £650,000

High Street Kexby, Gainsborough

Imposing FOUR DOUBLE BEDROOM Detached Family Home Measuring Approximately 188 Sq M.

Property Overview

- ****NO UPWARD CHAIN****
- Three Reception Rooms & Study
- Significantly Modernised Under Current Ownership
- Far Reaching Countryside Views to Rear
- Recently Renovated Outbuilding
Comprising of Games Room, Gym & WC
with Annexe, Airbnb or Home Business
Potential



We are delighted to welcome this imposing FOUR DOUBLE BEDROOM detached family home to the market, thoughtfully designed to capture an abundance of natural light, and far reaching countryside views. Significantly modernised under current ownership, and enjoying underfloor heating throughout, the extensive, open plan ground floor living accommodation briefly comprises of a welcoming entrance hall, cosy lounge, ample kitchen boasting reputable integrated appliances, dining room, study, and a handy ground floor WC. For those who like a utility room, planning permission has previously been granted to construct a utility room to the left elevation, with a balcony to appreciate the picturesque scenery above- PLANNING REF: 139347. A feature staircase with glass balustrade leads to a bright, galleried landing, providing access to the master bedroom, complete with a master en suite, air-con and spectacular views over open farmland, three further generous bedrooms, and a well appointed family shower room. Additional versatile accommodation resides in a recently renovated outbuilding, comprising of a games room, gym and WC, with annexe, Airbnb or home business potential. Accessed via a private lane, and measuring approximately 0.72 acres, the beautifully landscaped grounds showcase plentiful lawns, a wealth of fruit trees, several entertaining areas, a double garage equipped with an electric car charging point, and a large driveway, catering for numerous vehicles. The small village of Kexby enjoys miles of walking and cycling routes in every direction, with several everyday conveniences in the nearby villages of Upton, Sturton by Stow and Saxilby. Despite Kexby's rural location, Morrisons, and the popular shopping complex, Marshalls Yard in Gainsborough are less than six miles away, with Lincoln City Centre just a little further afield. Handel House Preparatory School, having most recently achieved a good Ofsted, is easily accessible. For secondary education, 25 High Street sits well within the catchment area for the highly regarded Queen Elizabeth's Grammar School, with two bus routes available. Early viewing is considered essential to fully appreciate the modern accommodation, countryside views, and rural yet accessible village setting being offered for sale.

- Double Garage & Large Driveway
Catering for Numerous Vehicles
- Beautifully Landscaped Gardens
Measuring 0.72 Acres with Several
Entertaining Areas
- Peacefully Situated in the Small Village
of Kexby Near Gainsborough
- Council Tax Band: C EPC Rating: B



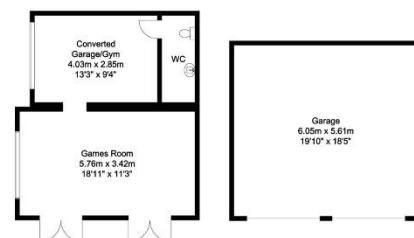
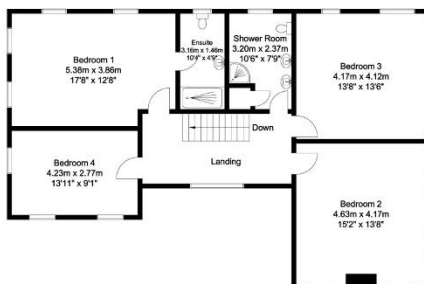
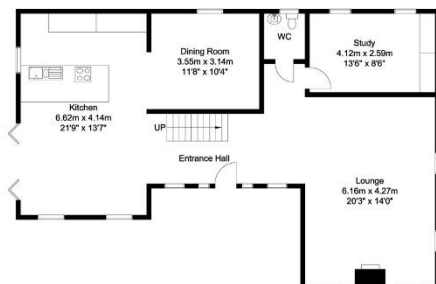
Road links are served by the A57 & A631 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.



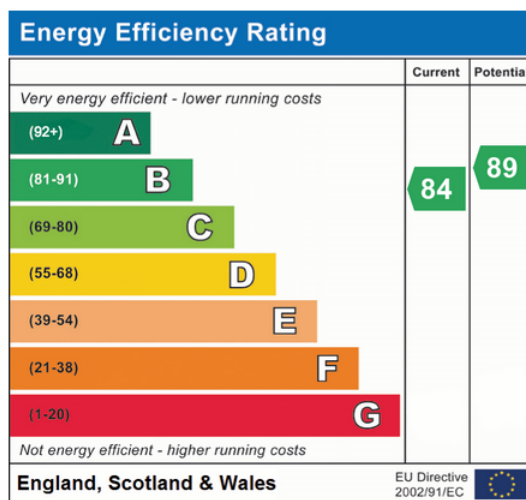
Ground Floor
93 sq m/1001.04 sq ft
Approx.

First Floor
95 sq m/1022.57 sq ft
Approx.

Outbuildings
70 sq m/753.47 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.. CP Property Services @2025



Tenure & Charges: Freehold- Vacant possession will be given upon completion

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.