



2 Foxby Warren, Gainsborough, Lincolnshire. DN21 1PS

- A MOST ATTRACTIVE EXECUTIVE DETACHED HOUSE
- BEAUTIFULLY PRESENTED ACCOMMODATION OVER 3 FLOORS
- IMPRESSIVE RECEPTION HALLWAY
- FINE FRONT LIVING ROOM
- OPEN PLAN DINING KITCHEN WITH MATCHING UTILITY ROOM
- 4 EXCELLENT DOUBLE BEDROOMS WITH 2 EN-SUITES
- LARGE FAMILY BATHROOM
- SITUATED WITHIN A SECURE GATED DEVELOPMENT
- LANDSCAPED GARDENS WITH EXTENSIVE PARKING AND GARAGING
- VIEWING IS ESSENTIAL TO FULLY APPRECIATE



PROPERTY DESCRIPTION

**** PRIVATE GATED DEVELOPMENT ** APPROX 2876 SQ FT (incl. garage) **** A very rare opportunity for a professional couple or discerning family buyer to purchase a beautifully presented, private executive detached house, located within a few minutes' walk to the nearest train station & supermarket.

Situated within a privately gated development and poised in an elevated position, the property offers excellent views, quietness & relaxation throughout the year. The accommodation is perfectly arranged over all 3 floors allowing excellent versatility throughout the home including a full length second floor Annexe accommodation with scope to be divided creating a 5th bedroom if required.

Entered via decorative remote operated gates and up a secluded private road where you are presented with extensive parking for numerous vehicles with access to a substantial detached garage complete with electrics. You enter the property via a well designed luxurious front landscape garden offering tiered plant beddings, lawned garden and quality flagged patio seating which is edged by a modern glass balustrade.

On the ground floor you are greeted with a spacious and welcoming light filled Hallway leading to a vast sized Living Room with fully inclusive feature fireplace media wall and open access throughout to a large combined Kitchen Dining area, matching Utility Room, Cloakroom & downstairs W/C.

The first floor provides an architecturally stunning landing area, consisting of a fully glazed gable front and is currently being utilised as a Study & reading area with 'French' double doors leading out to an eastern facing balcony capturing picturesque views. The inner Hallway offers bespoke built-in storage and gallery effect dimmable perimeter lighting which serves an extremely spacious family Bathroom, 2 double Bedrooms, and Master Bedroom featuring modern bespoke floor to ceiling height 3-leaf sliding wardrobe and adjoining en-suite shower room.

The second floor provides an independent open living and bedroom area, twinned with a spacious second family Bathroom and sleek opening velux rooflights throughout.

The rear garden provides excellent privacy on all sides which backs onto privately owned gardens or common land and is arranged on split levels with an initial flagged seating area with steps leading to a mowed lawn. The property is finished with uPvc double glazing which encompasses a uniquely delicate golden lattice design, the property benefits from a modern mains gas fired central heating system, water & electrics. Viewing is absolutely essential to fully appreciate and avoid missing out on everything this property has to offer. View via our Gainsborough office.



ROOM DESCRIPTIONS

RECEPTION HALLWAY

2.9m x 4.43m (9' 6" x 14' 6")

LIVING ROOM

5.7m x 4.34m (18' 8" x 14' 3")

KITCHEN / DINING ROOM

6.97m x 4.7m (22' 10" x 15' 5")

UTILITY ROOM

2.92m x 4m (9' 7" x 13' 1")

CLOAKROOM

0.85m x 1.97m (2' 9" x 6' 6")

LANDING

4.17m x 3.54m (13' 8" x 11' 7")

BEDROOM 1

5.75m x 3.56m (18' 10" x 11' 8")

BEDROOM 1 EN-SUITE

1.96m x 2.36m (6' 5" x 7' 9")

BEDROOM 2

3.55m x 4.22m (11' 8" x 13' 10")

BEDROOM 3

3.4m x 2.77m (11' 2" x 9' 1")

FAMILY BATHROOM

2.87m x 2.76m (9' 5" x 9' 1")

BEDROOM 4

7.88m x 4.84m (25' 10" x 15' 11")

BEDROOM 4 EN-SUITE

2.05m x 4.84m (6' 9" x 15' 11")

GARAGE

3.87m x 5.27m (12' 8" x 17' 3")



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	79	
(55-68)	D		
(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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