



# 3 Templefield Road, Willoughton, Gainsborough, Lincolnshire. DN21 5RU

- NO CHAIN
- GENEROUS CORNER PLOT
- SPACIOUS DETACHED FAMILY HOME
- POPULAR VILLAGE LOCATION
- ATTRACTIVE FITTED BREAKFASTING KITCHEN
- SPACIOUS LOUNGE, DINING ROOM & CONSERVATORY
- FOUR BEDROOMS WITH MASTER SHOWER ROOM



## PROPERTY DESCRIPTION

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**\*\*NO CHAIN\*\*\*\*SPACIOUS DETACHED FAMILY HOME\*\*** Located on a prominent corner plot in the popular village of Willoughton this detached home offers fantastic potential to create a truly special forever home. The property is in a great location, being rural yet only a short distance from Gainsborough, Kirton Lindsey and Lincoln. The property briefly comprises a storm porch, entrance hall, lounge, dining room, study/office, conservatory, modern breakfasting kitchen, utility room, large storage area and ground floor W.C. The first floor offers four bedrooms serviced by an attractive bathroom suite. The second bedroom has the added benefit of built in wardrobes and an en-suite shower room. Externally, the property has a generous lawned frontage residing behind a large hedged boundary with a block paved drive providing off road parking for multiple vehicles. To the rear of the property is a large garage providing additional secure parking whilst giving potential for converting or extending the already spacious family home. Viewings are highly recommended!

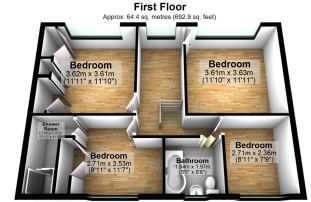
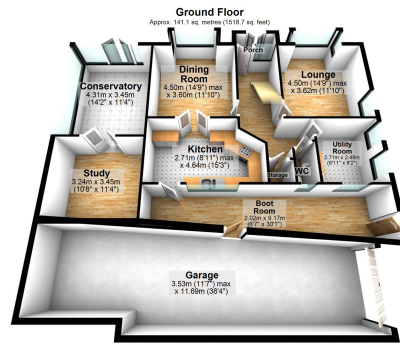
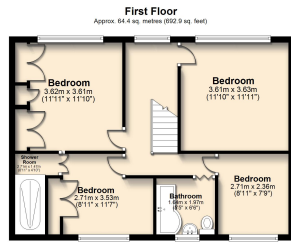
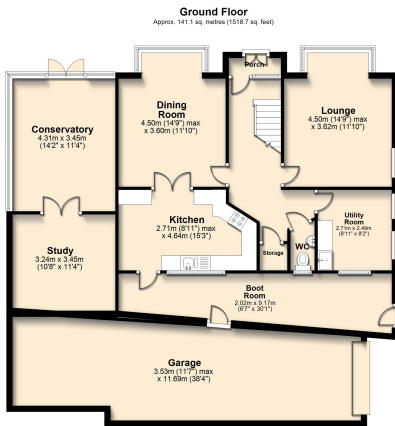


## ROOM DESCRIPTIONS

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# FLOORPLAN & EPC



Total area: approx. 205.5 sq. metres (2211.6 sq. feet)

Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty. Plan produced using PlanIt.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>72</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>49</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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