



Cotgarth Lane, Willingham by Stow, Gainsborough, DN21

£375,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

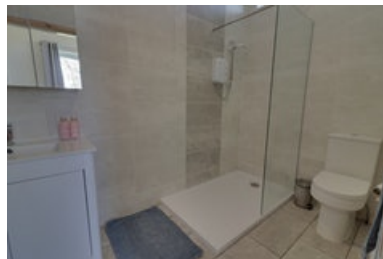
*** PART EXCHANGE AVAILABLE *** STAMP DUTY PAID *** FIXTURES & FITTINGS INCLUDED *** One of A kind - rare opportunity to acquire this unique architect designed detached bungalow set in approx 1 acre - located down a quiet country lane overlooking fields to front - lounge - open plan dining ki

Key features:

- Stunning detached property
- Far reaching open views
- Large plot

Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band E (£2024.22 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



*** PART EXCHANGE AVAILABLE TO VIEWERS WITHIN A 10 MILE RADIUS*** STAMP DUTY PAID *** FIXTURES & FITTINGS INCLUDED ***

One of A kind - rare opportunity to acquire this unique architect designed detached bungalow set in approx 1 acre - located down a quiet country lane overlooking fields to front - lounge - open plan dining kitchen - utility room - 3 double bedrooms - family bathroom - en suite shower room and dressing room - lawned gardens surrounding the property - horseshoe driveway - tandem garage - extensively updated and modernised by current vendor - no chain

Description

This individually designed and built property has been extensively refurbished by the current vendor with works including re-wire, re-plumbed, new roof with guarantee, new kitchen and bathroom, new Upvc windows, re decorated and re carpeted. This stunning bungalow enjoys a generous plot and a beautiful position down a country lane on the edge of the village offering open views.

Reception Hall

Upvc French doors open into reception hall having doors off to lounge, 3 bedrooms and bathroom

Lounge

Lovely dual aspect reception room having high ceiling, full size Upvc window overlooking front aspect, Upvc French doors leading out to side seating area, multi fuel stove set into recessed fireplace, wood effect laminate flooring, open plan with step up into

Dining Kitchen

Well appointed open plan dining kitchen having tiled floor, refitted range of units with square edged worktops, ceramic basin with swan neck mixer tap, plumbing for dishwasher, gas fired Aga cooker with 4 ovens, warming plates etc. Dual aspect room having Upvc French doors leading out into the rear gardens and Upvc window to side, door into

Rear Hall

Having tiled floor for ease of maintenance, doors off to utility room and garage, pantry storage cupboard, additional cupboard housing boiler, Upvc external door to front

Utility Room

Continuation of the tiled flooring, fitted base level cupboards with ceramic twin basin and mixer tap, plumbing for washing machine, Upvc window and Upvc external door

Master Bedroom

Double bedroom having fitted mirror fronted wardrobes to one wall, Upvc window overlooking side gardens, door into

Dressing Room

Upvc window to side, door into

En Suite Shower Room

Having tiled floor and walls, fitted suite comprising shower cubicle with electric shower, wash hand basin and low level toilet. Upvc window

Bedroom 2

Double bedroom having fitted cupboard, Upvc window overlooking side gardens

Bedroom 3

Double bedroom having Upvc window overlooking side gardens

Family Bathroom

Having tiled floor and half height tiled walls, fitted white suite comprising panelled bath with mixer shower over, wash hand basin and low level toilet

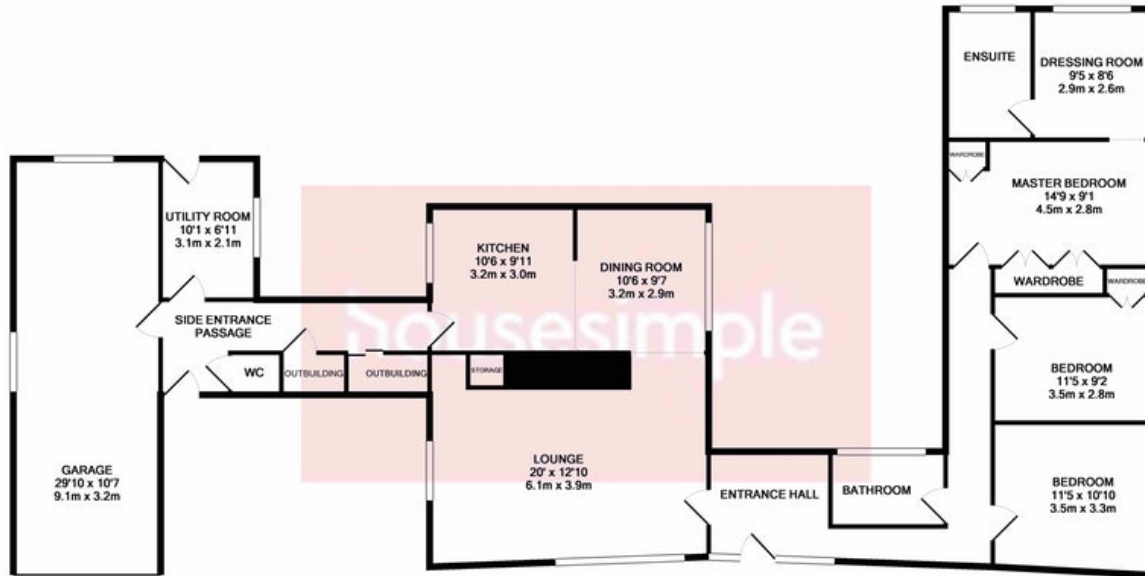
Outside

The property enjoys a generous plot being mainly laid to lawn with gardens to the front, side and rear. There is a horseshoe driveway to the front for numerous vehicles and an attached tandem garage to the side. The property is enclosed by hedging and borders and there are a variety of soft fruit trees to the rear. At the front of the bungalow there is a secluded seating area with pergola over.

Garage

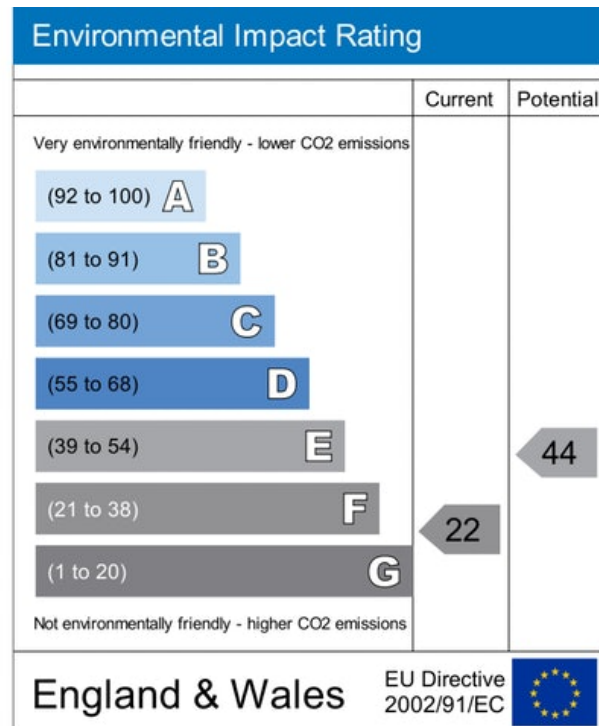
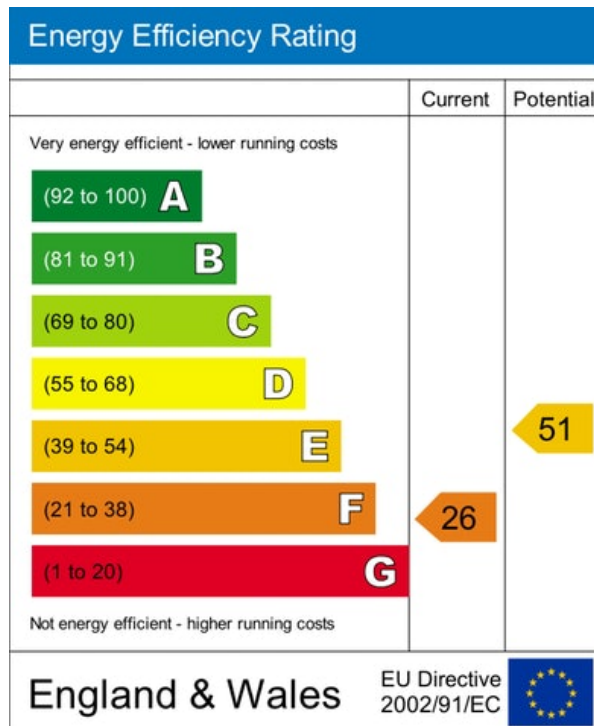
Attached tandem length garage with personal door into property

Floor plan:



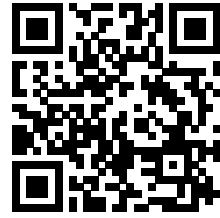
TOTAL APPROX. FLOOR AREA 1730 SQ.FT. (160.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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