



Springfield House School Lane, Springthorpe

£375,000 Freehold

DETACHED HOME SET WITHIN APPROX. 0.25 ACRE PRIVATE, MATURE GROUNDS • RARE OPPORTUNITY IN A PRIME, HIGHLY SOUGHT AFTER VILLAGE LOCATION • THREE WELL PROPORTIONED DOUBLE BEDROOMS • 2 RECEPTION ROOMS WITH FEATURE MULTI BURNING FIREPLACES & REAR CONSERVATORY • ATTRACTIVE FITTED KITCHEN WITH ADJOINING PORCH/UTILITY • MAIN FAMILY BATHROOM & MASTER EN-SUITE • EXTENSIVE PRIVATE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES & DETACHED GARAGE • BEAUTIFUL OPEN COUNTRYSIDE VIEWS • WELL PRESENTED & PROPORTIONED ACCOMMODATION • VIEW VIA OUR GAINSBOROUGH OFFICE

Immaculate 3-bed detached home in Springthorpe village on 0.25 acres. Countryside views, landscaped gardens, garage, modern kitchen, en-suite, near Gainsborough amenities and schools.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

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Front Entrance Hallway

Includes an attractive front mahogany uPVC double glazed entrance door with inset patterned glazing and adjoining side light with frosted glazing, tiled flooring, a dog legged staircase leads to the first floor accommodation with open spell balustrading and matching newel post, built-in under the stairs storage cupboard with an alarmed keypad, beams to the ceiling, wall to ceiling coving and internal barn style doors allows access through to;

Cloakroom

6' 0" x 3' 7" (1.82m x 1.10m)

Has a side uPVC double glazed window with frosted glazing and a two piece suite comprising a low flush WC and a pedestal wash hand basin, cushioned flooring and wall to ceiling coving.

Front Living Room

15' 4" x 13' 9" (4.67m x 4.19m)

Including a dual aspect with front and side uPVC double glazed windows in matching mahogany, beams to the ceiling, TV input, three single wall lights and attractive oak style laminate flooring and a feature open recessed bricked fireplace with an inset multi burning stove and oak beam mantel.





Dining Room

12' 8" x 12' 4" (3.86m x 3.76m)

With a dual aspect including side uPVC double glazed window in mahogany and sliding double glazed doors allowing access to the rear conservatory, laminate flooring, beams to the ceiling, three double wall lights and an inset multi burning fire stove with bricked backing, hearth and mantel.

Rear Conservatory

13' 4" x 11' 7" (4.06m x 3.53m)

With a hipped and pitched glazed roof, surrounding uPVC double glazed windows and double glazed twin doors allowing access to the rear garden, tiled flooring and full power.





Kitchen Diner

8' 10" x 14' 3" (2.69m x 4.34m)

With two rear uPVC double glazed windows in mahogany and a side uPVC double glazed door allowing access to the garden. The kitchen includes a range of white shaker style low level units, drawer units with under counter heating and wall units with brushed aluminium style pull handles and a laminate working top surface with matching uprising incorporating a one and a half ceramic sink bowl unit with block mixer tap and drainer to the side, integral CDA electric oven with matching grill above, plumbing for a dishwasher, plumbing for an automatic washing machine, integral fridge, tiled flooring a four ring hot point electric hob with matching splash back with overhead chrome canopied extractor fan with down lighting.



Side Entrance/Utility

5' 7" x 3' 10" (1.70m x 1.17m)

Has a front uPVC double glazed window with frosted glazing, a rear uPVC double glazed window, working top surfaces, space for a tall fridge freezer and under counter fridge.

First Floor Landing

Enjoys a mid side uPVC double glazed window, loft access, beams to the ceiling, a built-in airing cupboard and barn style doors leads off to;





Master Bedroom

13' 8" x 11' 0" (4.17m x 3.35m)

With a front uPVC double glazed window, wall to ceiling coving and a door leads through to;

En-Suite Shower Room

6' 8" x 5' 3" (2.04m x 1.60m)

With a side uPVC double glazed window with frosted glazing and a three piece suite comprising a low flush WC, a corner walk-in shower cubicle with overhead chrome mains shower and twin sliding glazed doors, low flush WC and an oval wash hand basin with matching twin storage units beneath, cushioned flooring, tiling to the walls, extractor fan and wall to ceiling coving.

Rear Double Bedroom 2

15' 0" x 8' 11" (4.57m x 2.72m)

With a rear uPVC double glazed window and wall to ceiling coving.

Rear Double Bedroom 3

12' 8" x 11' 3" (3.86m x 3.43m)

Has two rear uPVC double glazed windows and wall to ceiling coving.





Main Family Bathroom

5' 11" x 11' 0" (1.80m x 3.36m)

With a front uPVC double glazed window with frosted glazing and a three piece suite comprising a low flush WC, panelled bath with overhead chrome main shower with glazed screen and mermaid boarding splash back and a vanity wash hand basin with matching storage units beneath, ceiling spotlights, a wall mounted chrome towel heater and cushioned flooring.

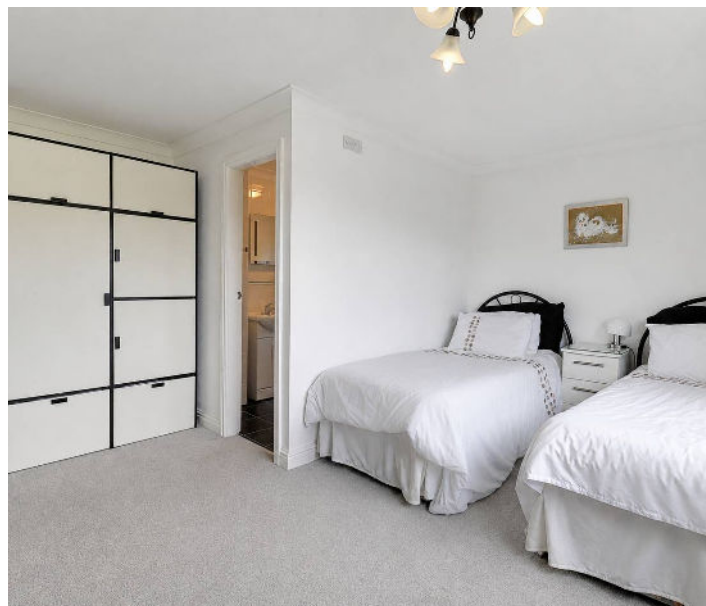
Grounds

The property boasts a spacious landscaped lawned garden with open countryside views providing a variety of well stocked borders and boundary fencing and hedging, there is a gravelled seating area which leads out from the conservatory and a water feature. Access leads down the side of the property via a secure side gate to the front which provides a well kept lawned garden and adjoining block paved and gravelled driveway which allows off street parking for several vehicles and allows direct access to the detached single garage.

Garage

9' 8" x 19' 8" (2.95m x 6.00m)

The property benefits from a sizeable detached brick garage with an up and over front door, full power and lighting and a rear uPVC double glazed window with frosted glazing and a side internal hardwood door.



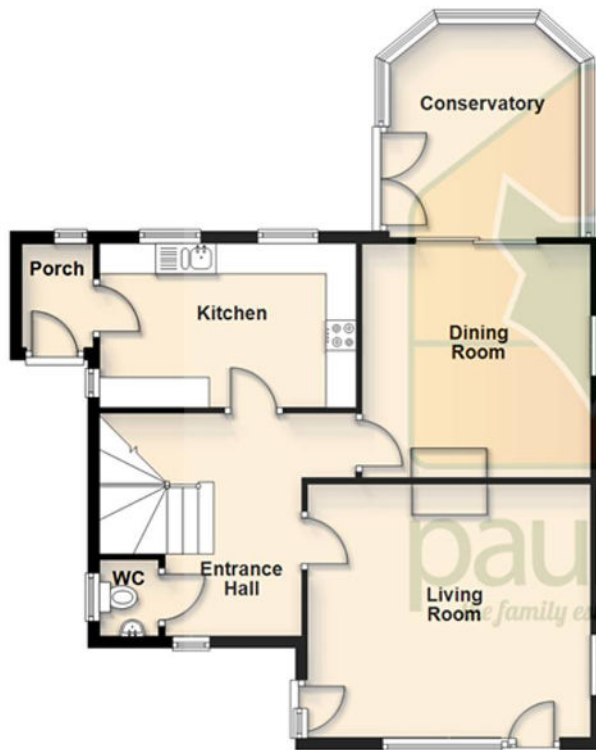




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

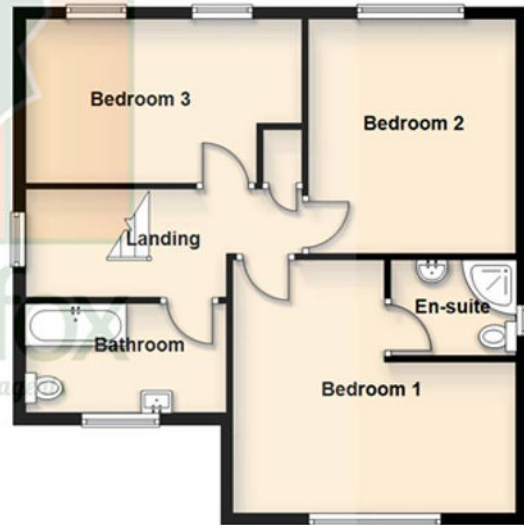
Ground Floor

Approx. 74.1 sq. metres (797.2 sq. feet)



First Floor

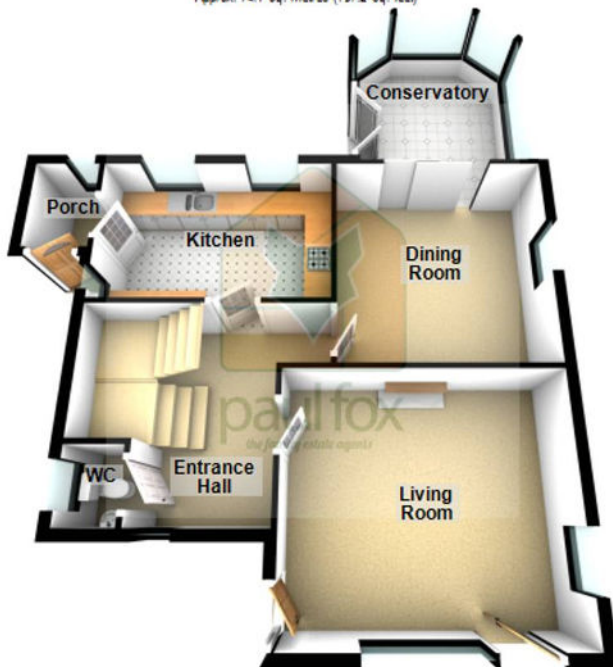
Approx. 61.0 sq. metres (656.4 sq. feet)



Total area: approx. 135.0 sq. metres (1453.6 sq. feet)

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