

Little Croft, Westgate, Kexby, Gainsborough, Lincs, DN21 5NB



An Individual stone fronted three bedroom detached house set within established gardens extending to approx 0.79 Ha(0.195 Acres) The property is located with a pleasant country village and offers further scope for profitable enhancement and improvement to individual requirements. The accommodation with electric night storage radiators, double glazing to majority of windows, flexible internal layout ideal for modern day living comprises porch, Hall, cloakroom with WC, Lounge, Dining Room, Conservatory, Kitchen, utility, Three bedrooms, En suite dressing room/bed 4. box room, Modern bathroom and separate shower, Double garage with gardener's WC. gated private driveway and additional parking, Established gardens. Located within convenient travelling distance of the areas major towns and cities Lincoln 13.5 miles, Gainsborough 5.6miles, Retford 16.3 miles, Scunthorpe 19 miles, Newark 23.9miles
(All mileages are approximate) Gross internal Floor area approx149.82m2 (1612ft2)

Guide Price: £ 249,950

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LOCATION

Kexby is a pleasant village with links dating back to the Doomsday book 1086 .It is well placed for those travelling to Gainsborough and Lincoln. Local primary schools are nearby villages of Marton, Lea & Sturton by Stow and train Stations are located at nearby Gainsborough. The area is also served by the well respected Queen Elizabeth High School, Gainsborough

DIRECTIONS

On leaving Gainsborough along the A156 Lea Road, continue into the village of Lea and turn left, as signposted to Upton, Continue through the village of Knaith Park and along Stow Road, On entering Kexby ,take the first left turn onto and the next right onto Westgate where the property will be found on the right hand side,

ACCOMODATION

Double single glazed front doors

Entrance Porch

Glazed multipaned door

Reception Hall – Wood block flooring, electric night storage Radiator

Cloakroom- Pedestal washbasin, low flush WC, light/shaver point

Lounge 6.06m(19' 10") x 3.62m(11' 10") – Stone fireplace with raised flagged hearth and open grate, three wall light points, two electric night storage radiators, Upvc double glazed window.

Twin Multi paned door access into:-.

Sun Lounge- 3.31m(10' 10") x 2.75m(9')- Upvc double glazing and side French doors

Twin Multi paned door access from Lounge into:-.

Dining Room 3.63m (11' 10") x 2.63m (8' 7") - Wood block flooring, Old electric night storage radiator, Upvc double glazed window.

Kitchen 4.27m(14') x 2.41m(7' 10") – Original units comprising double drainer sink unit with worktops, cupboards and drawers below, breakfast bar, wall cupboards(not matching),terrazzo tiled floor, side replacement stable door, UPVC double glazed window.

Utility- 2.42m (7' 11") x1.65m (5' 4") - Belfast sink unit, tiled floor, shelving.

Stairs from Hall with timber balustrade inset with ornamental metal features

Half landing- 1 secondary glazed stained glazed feature window

First Floor Landing- Access to roof, electrical night storage radiator.Upvc double glazed window

Bedroom 1 - (Rear) 3.62m (11' 8") x 3.64m (11' 11") plus entrance recess – UPVC double glazed window.

En suite dressing Area- 3.62m(11' 8") x 2.31m(7' 6")- UPVC double glazed window, electric night storage radiator

Bedroom 2 (Rear) 3.63m (11' 10") x 2.64m (8' 7") - UPVC double glazed window, electric night storage radiator



Bedroom 3 (Rear) 4.05m(13' 3") x 2.47m(8' 11") –
UPVC double glazed window, old electric night storage radiator

Box room – Reduced head height 2.53m (8' 3") x5.13m (16' 8") Max- access to eaves

Bathroom - 3.37m (11' 5") x 2.65m (8' 6") – modern white suite comprises panelled bath, separate shower area. low flush WC.bidi, pedestal wash basin, light shaver point. Built in airing cupboard with factory lagged cylinder and two immersion heaters, electric night storage radiator. UPVC double glazed window

Outside

The property is served by a part stone style sett and gravelled gated driveway with dwarf stone walls and pantile copings with turning area to Integral Double garage- 5.24m(17' 2")x 5.12m(16' 9") with twin up and over doors. Integral WC. Access door from hall of house.

Gardens

Established mature gardens with a variety of mature shrubs and trees divided into individual areas giving a good degree of privacy. York flagged patio, kitchen garden, garden shed. Plot extends to approx 0.79Ha (0.195acres)

General Remarks

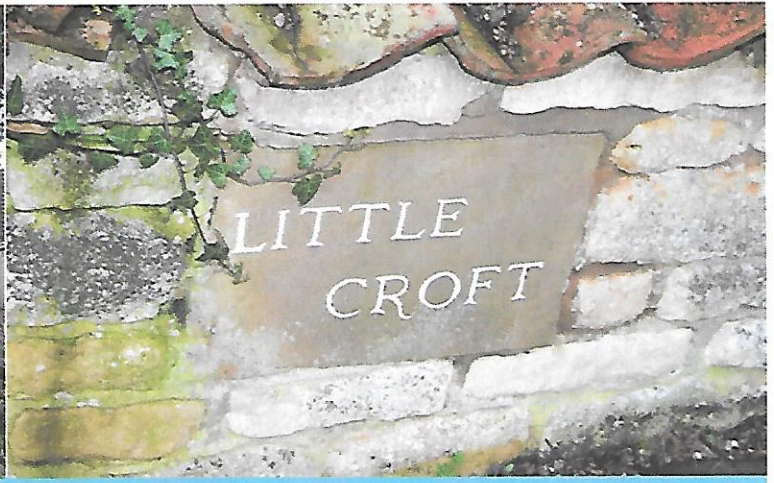
Tenure

The property is understood to be freehold

Services

Mains, water, drainage and electricity, are understood to be installed. Services have not been checked or tested and purchasers should make their own enquiries.





Little Croft, Kexby, Gainsborough, DN21 5NB



Ground Floor

First Floor

Illustration for identification purposes only, not to scale.

Energy Performance Certificate

Littlecroft, Westgate, Kexby, GAINSBOROUGH, DN21 5NB

Dwelling type: Detached house Reference number: 0161-2090-7320-2000-0571
 Date of assessment: 11 February 2020 Type of assessment: RUSAP, existing dwelling
 Date of certificate: 11 February 2020 Total floor area: 147 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Energy efficiency class (letter)	Current energy efficiency class (letter)
A	B
B	C
C	D
D	E
E	F
F	G

	Current costs	Potential costs	Potential future savings
Lighting	£ 450 over 3 years	£ 252 over 3 years	
Heating	£ 6,231 over 3 years	£ 2,472 over 3 years	
Hot Water	£ 621 over 3 years	£ 254 over 3 years	
Totals	£ 7,302	£ 2,978	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower heating costs	Current	Potential	Most energy efficient - higher heating costs
A	70	47	G
B			F
C			E
D			D
E			C
F			B
G			A

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 1,119
2 Floor insulation (suspended floor)	£500 - £1,250	£ 204
3 Floor insulation (solid floor)	£4,000 - £5,000	£ 435

See page 3 for a full list of recommendations for this property.