



31 Queen Street, Gainsborough, DN21 4NX

£625,000

One of Kirton Lindseys' most unique and substantial homes. The Priory was built between 1791-4 as a House of Correction and is steeped in history. Virtually all that remains today is what was the prison governor's house and has been converted into a substantial family home. With approximately 6000sq.ft of space arranged across the main house and the one/two bedroom annexe this home has endless potential.

On the first floor are four bedrooms, a family bathroom and a further en suite shower room. The annexe is connected via a door from the dining room and has its own kitchen, living room, dining room, study, master bedroom with en suite shower room, two further bedrooms and a bathroom. This annexe has had planning permission in the past to be used as a separate dwelling. Outside is a detached double garage, a small garage/storage outbuilding and gardens on three sides.

Viewings are strictly by appointment, please contact us to book.

Entrance hall



Lounge 21'3" x 12'11" (6.50 x 3.95)



Kitchen 26'2" x 7'8" (8.00 x 2.35)



Formal dining room 13'9" x 12'11" (4.20 x 3.94)



Utility

Games room 16'3" x 14'9" (4.97 x 4.52)

W.C

Store



W.C

Lobby

Downstairs bathroom

Store

Shower room

Bedroom one (Annexe) 11'10" x 9'8" (3.62 x 2.96)

Kitchen 9'4" x 8'0" (2.85 x 2.44)

Lounge 14'2" x 12'2" (4.34 x 3.73)

Dining room 10'7" x 8'10" (3.24 x 2.70)

Sitting room / Dining room 24'7" x 13'11" (7.50 x 4.25)



## Landing



## En Suite

En suite to bedroom three

Bedroom four 12'8" x 9'10" (3.87 x 3.02)

Dressing room 12'7" x 5'6" (3.85 x 1.70)

Bathroom 12'8" x 10'3" (3.87 x 3.13)



Bedroom one 22'1" x 12'11" (6.74 x 3.96)



Bedroom two (Annexe) 20'5" x 8'10" (6.24 x 2.70)

## Outside



Bedroom two 18'3" x 12'8" (5.57 x 3.87)



Garage 20'0" x 19'2" (6.10 x 5.86)



Bedroom three 20'9" x 8'10" (6.35 x 2.70)



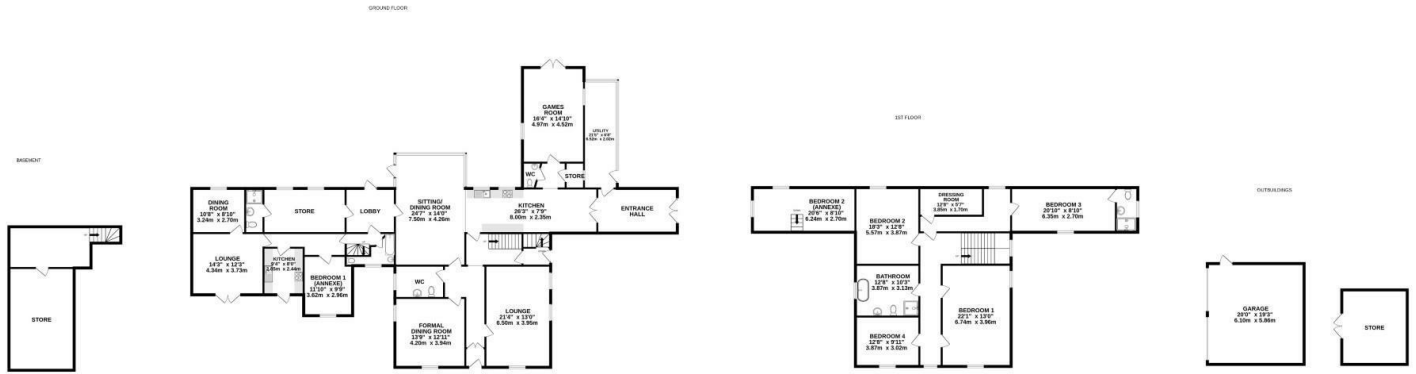
## Additional outside



## Store



# Floor Plan

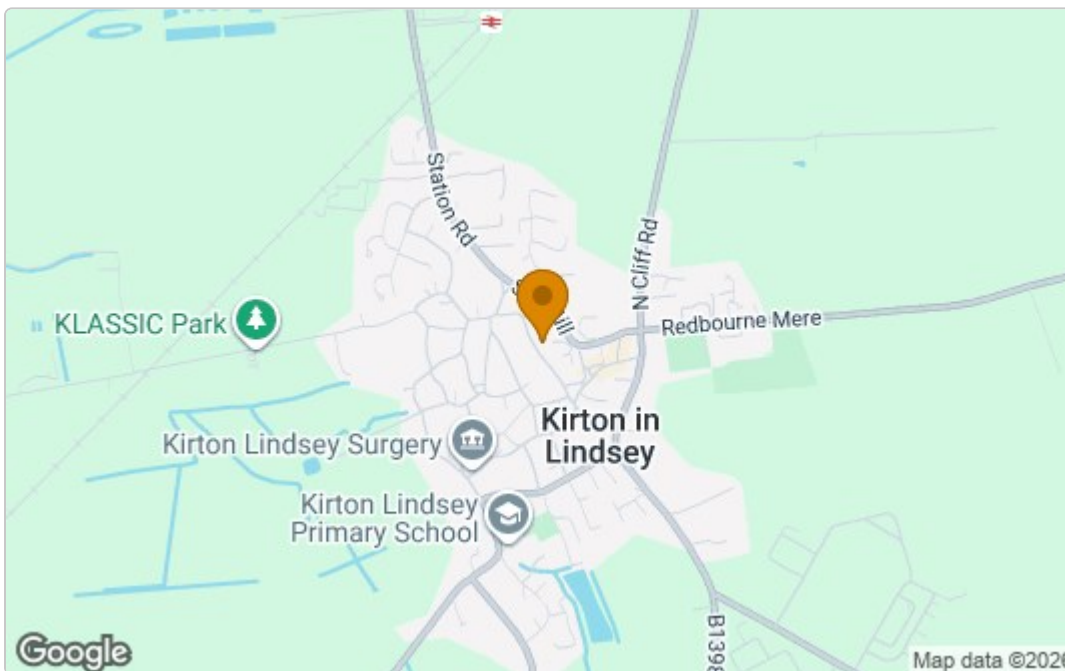


TOTAL FLOOR AREA : 5920sq.ft. (550.0 sq.m.) approx.

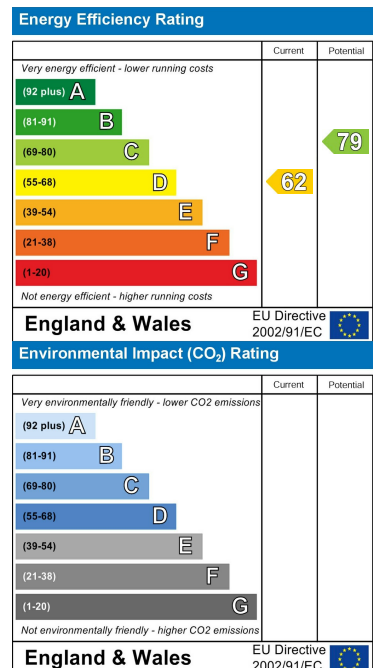
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Area Map



# Energy Efficiency Graph



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