



## 28 High Street, Gainsborough, DN21 4LX

£550,000

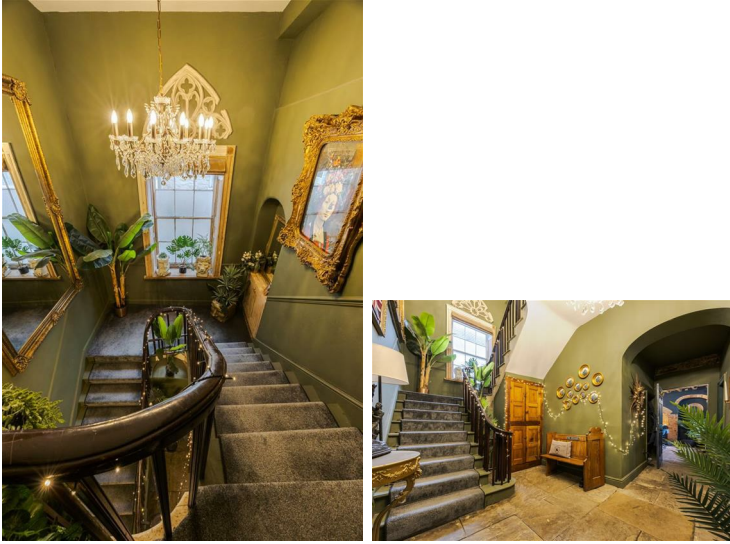
One of the most unique and beautiful homes we've represented. Fronting on to the High Street in Kirton in Lindsey, this Grade II listed home stretches back away from the marketplace and at the back feels very private and secluded with private garden. The house itself is circa 3,765sq.ft and totals four/five bedrooms, three bathroom and five reception rooms. You also have a gym, triple garage and workshop too.

The property can be access at the front on foot through a private gated entrance or at the back via electric gates to the sweeping drive that leads to the triple garage. It's an impressive view coming from the back towards the house, completely private with various seating areas and an outdoor kitchen. The gym sits in a converted outbuilding and has its own shower room.

As you enter the house via the side door, you head straight into the kitchen with its centre island. The utility is just off with access to the cellar (currently used as a utility) and you can then go either to the front or the rear of the house with reception rooms in both directions and two staircase lead to the upstairs at either end too. All the rooms have character, quirks and bold decor, various fireplaces and wood burners throughout the house are functional and you have space in abundance.

Viewings are an absolute must and are by appointment. Please contact us to book.

Entrance hall



Sitting room one 13'7" x 12'2" (4.15 x 3.73)



Study 13'8" x 12'2" (4.19 x 3.73)



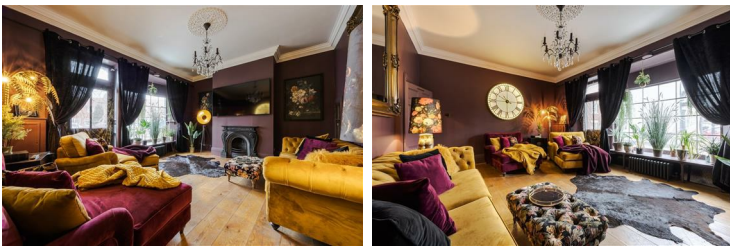
Kitchen 17'5" x 15'3" (5.31 x 4.66)



Dining room 17'5" x 11'8" (5.31 x 3.57)



Lounge 17'5" x 13'8" (5.31 x 4.19)



Sitting room two 17'5" x 10'0" (5.31 x 3.07)



Downstairs W.C.

Utility room 8'6" x 6'2" (2.60 x 1.88)

Cellar one 11'2" x 9'3" (3.41 x 2.82)

Cellar two 12'0" x 10'1" (3.66 x 3.08)

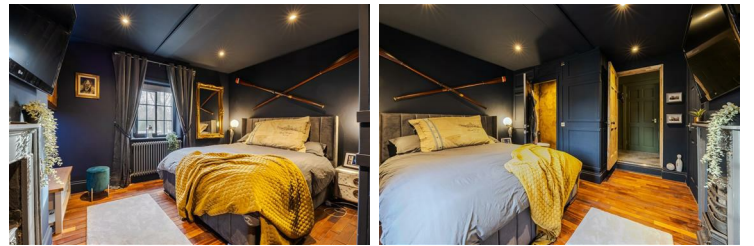
Landing



En-suite



Bedroom two 12'6" x 12'2" (3.83 x 3.73)



Bedroom one 17'5" x 13'8" (5.31 x 4.19)



En-suite

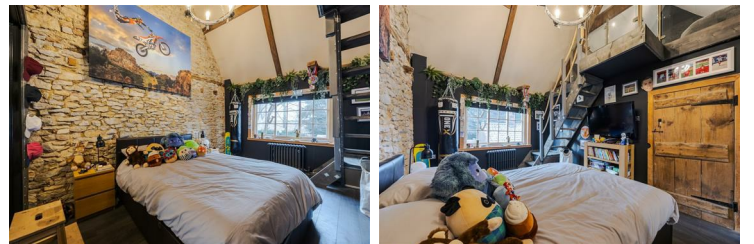
Bedroom three 14'9" x 13'4" (4.50 x 4.08)



Dressing room 12'2" x 8'10" (3.73 x 2.71)



Bedroom four 13'10" x 10'0" (4.22 x 3.07)



Family bathroom 11'3" x 9'9" (3.45 x 2.99)



Storage



Loft room one 16'5" x 9'4" (5.01 x 2.87)



Additional photos

Loft room two 17'5" x 11'9" (5.31 x 3.60)

Triple garage 32'3" x 19'1" (9.85 x 5.82)



Gym 14'1" x 10'11" (4.30 x 3.33)



Gym bathroom 8'5" x 5'5" (2.58 x 1.67)

Outside



# Floor Plan

GROUND FLOOR  
1530 sq.ft. (142.1 sq.m.) approx.

1ST FLOOR  
1524 sq.ft. (141.6 sq.m.) approx.

2ND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.

BASEMENT  
275 sq.ft. (25.6 sq.m.) approx.

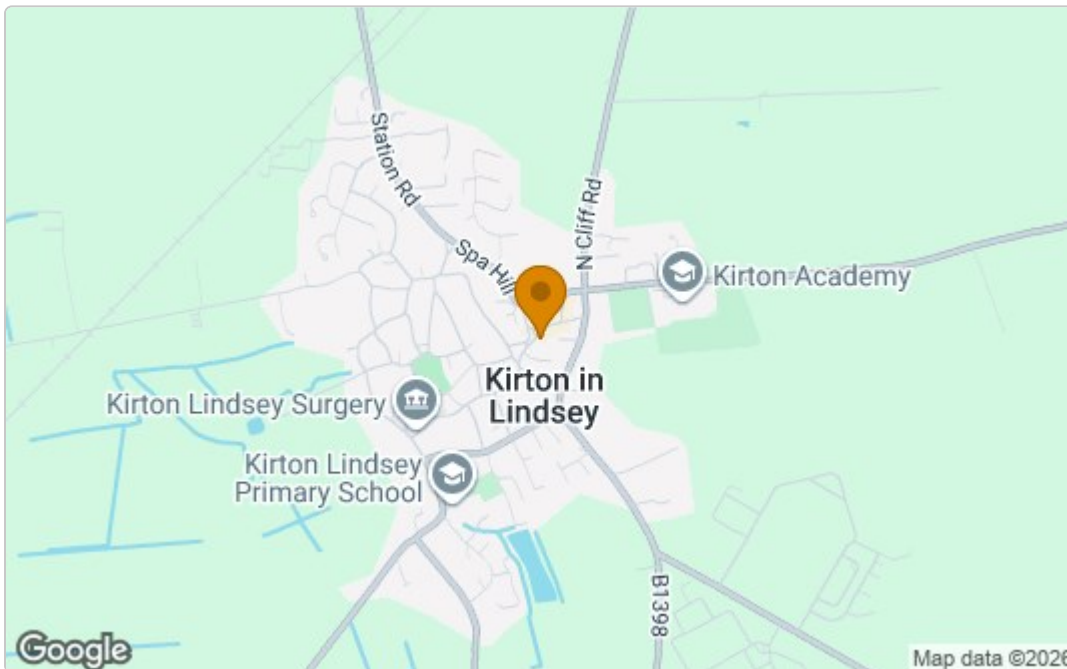


TOTAL FLOOR AREA : 3765 sq.ft. (349.8 sq.m.) approx.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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