

Gainsborough Road, Clarendon Park

£365,000

A traditional semi-detached home having undergone REFURBISHMENT along with a STUNNING EXTENSION to the rear providing an open plan living fitted kitchen dining room with built-in appliances.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F



0116 274 5544





Entrance Hall

With stairs to first floor, laminate floor, radiator.

Living Room

28' 8" x 11' 2" (8.74m x 3.40m)

With double glazed bay window to the front elevation, patio doors leading to open plan living kitchen dining room, laminate floor, two radiators.

Open Plan Living Kitchen Dining Room

28' 10" x 16' 0" (8.79m x 4.88m)

Measurement narrowing to 16'. With double glazed window to the side elevation, door to the side elevation, bi-fold doors to the rear elevation, roof lantern, sink and drainer unit, a range of wall and base units with work surface over, built-in fridge and freezer, built-in microwave and oven, five ring gas hob with extractor hood over, center island with breakfast bar and base units, work surface over with pop up charger point, built-in dishwasher and washing machine, laminate floor, cupboard housing boiler, radiator.



Ground Floor WC

10' 5" x 4' 4" (3.18m x 1.32m)

With double glazed window to the side elevation, low-level WC, wash hand basin.

First Floor Landing

With double glazed window to the side elevation.

Bedroom One

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

With double glazed bay window to the front elevation, radiator.

Bedroom Two

12' 3" x 11' 2" (3.73m x 3.40m)

With double glazed window to the rear elevation, radiator.

Bedroom Three

8' 3" x 6' 5" (2.51m x 1.96m)

With double glazed window to the front elevation, radiator.

Shower Room

7' 9" x 6' 0" (2.36m x 1.83m)

With double glazed window to the rear elevation, walk-in shower cubicle with overhead rain forest shower and handheld shower, low-level WC, wash hand basin, tiled walls, tiled floor, extractor fan, heated chrome towel rail.

Front Garden

Gated front access.

Rear Garden

Established mature rear garden in need of attention with patio area, trees and shrubs, shed to rear, fencing to side.

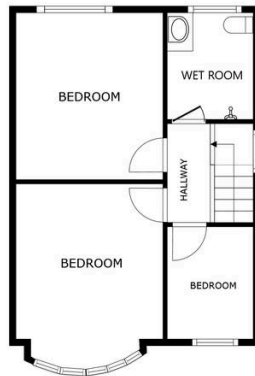
Driveway 1 vehicle

Providing off road parking



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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