



**39 DRAKE STREET**  
GAINSBOROUGH

**ASKING PRICE: £139,999**



Freehold Three-Bedroom House for Sale with Large Garden

Cash buyers only

Offers invited very close to the asking price

An opportunity has arisen for acquiring a freehold three-bedroom house that underwent a high-standard renovation, except for the kitchen installation, plastering of two reception rooms, and minor finishing. Builders have installed all the new walls, ceiling, and flooring and are ready to fit the new kitchen. So the new buyer could put in their desired choice kitchen.

There is a quotation from a reliable local builder to fit the kitchen and plaster the two rooms for £5k. A sample and kitchen design includes in the listing for the prospective buyers to get an idea about the new kitchen.

The property is in Gainsborough, being approx. 16.8 miles from Lincoln and approx. 18.4 Scunthorpe town centres. The house is within walking distance of all amenities, public transport, bus and train stations in Gainsborough and supermarkets.

The property is benefiting from double-glazed windows, new central heating, and premium radiators.

The property has insulation throughout, including within the extension areas and the converted loft area that provides extra storage space, which many households lack. The builders also fully soundproofed the house, including the left and right adjoining walls.

Therefore, the property even though terraced, however, it provides the detached house quality in terms of privacy in the house with adjoining houses.

The property also benefits from a beautiful front and rear extensive garden as well as allocated parking space behind the garden as the house comes with extra land at the rear. Please note that this house is larger in width of the plot and therefore a larger house and larger garden than other houses on the same road. There are many original features seen in the house, including high ceilings and spacious rooms.

A rear extension and loft conversion, both fully insulated, benefit the house by making it warmer in winter and cooler in summer..

The property is suitable for a cash buyer. To arrange a viewing, it is necessary to provide proof of funds either in person or through the acting solicitor.

The house is grander than other three-bedroom houses in the area as the house benefits from a rear extension and has a front and large rear garden.

Accommodation consists of;

Entrance Hallway, Lounge, Dining Room, Kitchen Area, Store Room, Hallway, Utility Room, Cloakroom and Downstairs Bathroom. First floor, three bedrooms. Loft Space. Externally, there is a lovely front and rear garden.

## PORCH

Door into:

## ENTRANCE HALLWAY

Stairs to the first floor, radiator, and doors to:

LOUNGE 12' 0" x 11' 8" (3.66m x 3.56m) Approx

Double-glazed bay window to the front, radiator, and opening into:

DINING ROOM 12' 3" x 11' 10" (3.73m x 3.61m) Approx

Double-glazed window to the rear, radiator, and door into:

KITCHEN AREA 11' 0" x 7' 10" (3.35m x 2.39m) Approx

Double-glazed window and door to the side, radiator, power, and electric,

Under stairs STORAGE, and opening to INNER HALL, Door to:

UTILITY ROOM 6.' 9" x 5.' 1" (2.06m x 1.55m) Approx. Double-glazed window to the side and a new boiler.

CLOAKROOM, WC, and window to the side.

BATHROOM 9' 1" x 7' 7" (2.77m x 2.31m) Approx

Suite comprising marble top vanity wash-hand basin and bath, toilet, radiator, and two double-glazed windows to the side.

## FIRST FLOOR LANDING

Loft access,

LOFT SPACE 25'.5" x 15'.10" (7.75m x 4.60m) Approx

radiator and doorways to:

BEDROOM ONE 14' 0" x 11' 8" MIN (4.27m x 3.56m MIN) Approx

Double-glazed window to the front, radiator, and made-to-measure wardrobes.

BEDROOM TWO 12' 4" x 8' 2" MIN (3.76m x 2.49m MIN) Approx

Double-glazed window to the rear radiator.

BEDROOM THREE 11' 11" x 7' 11" (3.63m x 2.41m) Approx

Double-glazed windows to the side and rear and radiator.

OUTSIDE

Externally to the front, a lovely garden and, a beautiful garden mainly set to lawn at the rear, and new fencing.

IDEAL VALUE FOR MONEY PURCHASE

FREEHOLD

CHAIN FREE

VIEWING RECOMMENDED. (It is necessary to provide proof of funds to access for viewing.)











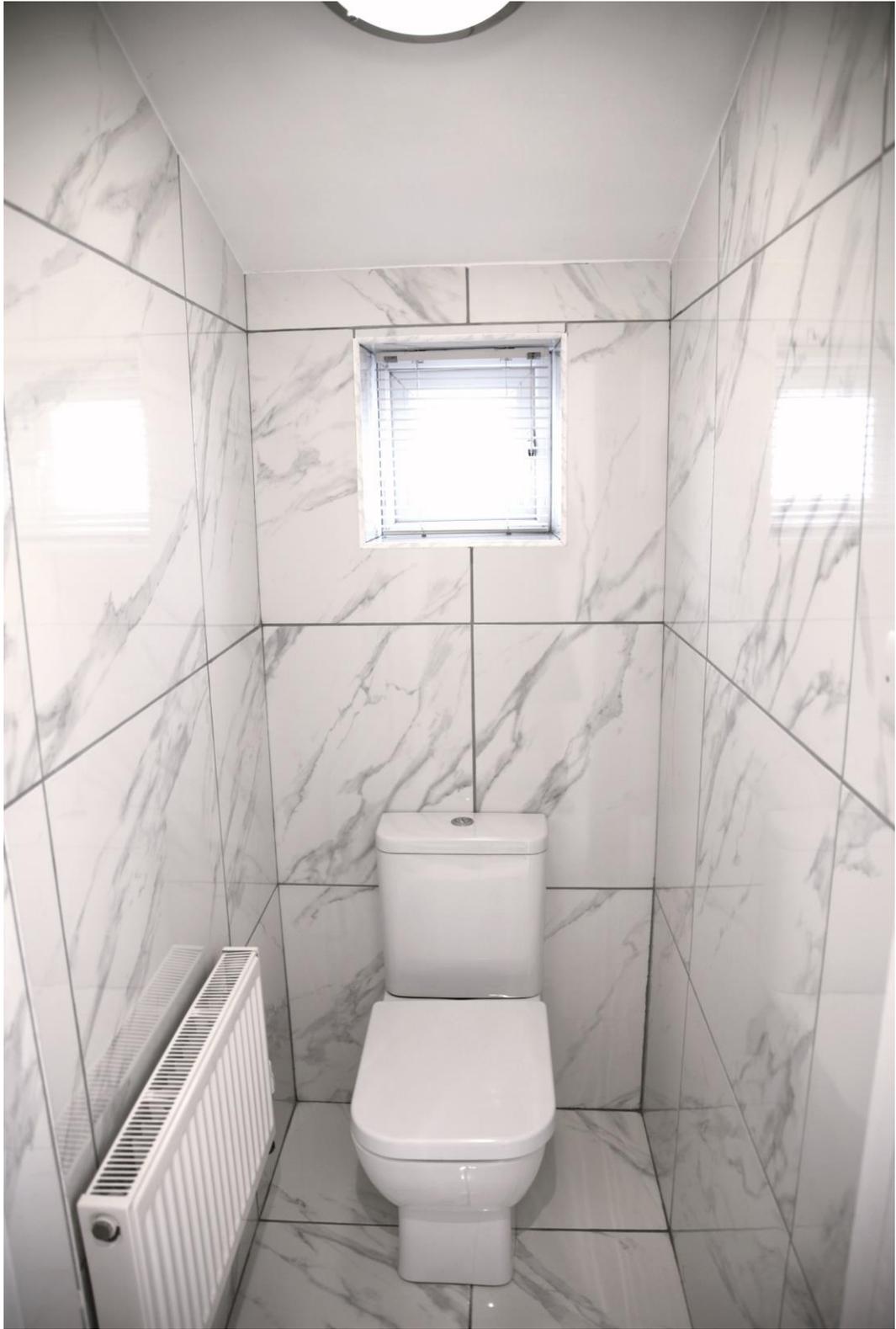


















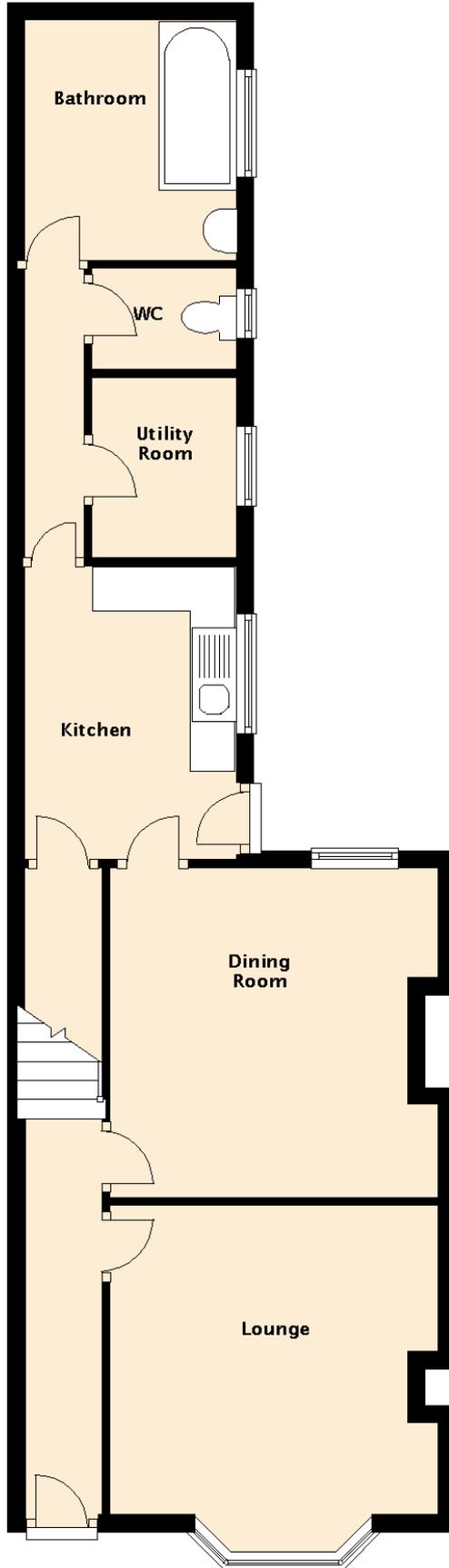








**Ground Floor**



# First Floor

