



**4 West End Road, Gainsborough
DN21 3GT
£310,000**

Bella Properties are delighted to bring to the market this stunning four bedroom home located on West End Road, in the village of Laughton. Perfect for families, this home is set on a great sized plot and boasts a modern kitchen, utility and downstairs W/C, two reception rooms, an en-suite from the master bedroom, garage and ample off road parking.

Located close to village amenities which include the village hall, churches, primary school and pub, this home is also within easy access of further afield Gainsborough, Scunthorpe and Lincoln.

Beautifully presented with ample living space inside and out, this property will have widespread appeal. Viewings are available now and come highly recommended to appreciate this lovely, family home!



Hallway 4'11" x 5'0" (1.52 x 1.54)
Entrance to the property is via the side uPVC door and into the hallway. Wooden flooring throughout with coving to the ceiling and central heating radiator. Internal doors lead to the kitchen, W/C, dining room and living room, and carpeted stairs lead to the first floor accommodation.

Living Room 16'4" x 13'9" (4.98 x 4.21)
Carpeted with coving to the ceiling and two central heating radiators. uPVC window faces to the front and uPVC French doors lead to the rear garden. Includes modern, electric, wall mounted fireplace.

Kitchen 9'11" x 13'10" (3.04 x 4.24)
A beautiful modern kitchen unit with integral appliances including oven, grill, microwave, induction hob and overhead extractor fan. Integrated sink and drainer, with space and plumbing for dishwasher and American style fridge/freezer. Complimentary wooden counters and splashbacks, tiled flooring, coving to the ceiling and spotlights. uPVC window faces to the front and internal door leads to the utility.

Utility 5'10" x 6'5" (1.79 x 1.98)
Tiled flooring with coving to the ceiling and external door giving access to the side of the property. Wall mounted units with complimentary wooden counters and splashbacks. Space and plumbing for white goods with integrated sink and drainer.

Dining Room 11'8" x 8'10" (3.58 x 2.7)
Wooden flooring with coving to the ceiling and central heating radiator. uPVC French doors lead to the rear garden.

W/C 5'4" x 4'2" (1.65 x 1.28)
Wooden flooring with coving to the ceiling, central heating radiator and uPVC window to the rear. A two piece suite consisting of toilet and sink.

Landing 9'3" x 16'5" (2.82 x 5.02)
Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the rear. Internal doors lead to all four bedrooms, family bathroom and storage cupboard.

Master Bedroom 14'0" x 10'3" (4.27 x 3.14)
Carpeted with coving to the ceiling, central heating radiator and uPVC windows to the front and side of the property. Includes built in wardrobes.

En-Suite 5'10" x 5'10" (1.8 x 1.79)
Entrance from the master bedroom, vinyl effect flooring with

coving to the ceiling, tiled walls, central heating radiator and uPVC window facing to the side of the property. A three piece suite consisting of toilet, sink and corner shower cubicle.

Bedroom Two 10'8" x 9'3" (3.27 x 2.83)
Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property. Built-in wardrobes included.

Bedroom Three 12'0" x 8'10" (3.67 x 2.7)
Carpeted with coving to the ceiling and central heating radiator. uPVC window faces to the rear of the property.

Bedroom Four 6'10" x 10'8" (2.09 x 3.27)
Carpeted with coving to the ceiling and central heating radiator. uPVC window faces to the front of the property.

Bathroom 7'7" x 5'6" (2.32 x 1.69)
Vinyl effect flooring with tiled walls and coving to the ceiling. A three piece suite consisting of bathtub with overhead shower, sink and toilet. uPVC window faces to the side of the property.

External
The property is set on a great sized plot with a lawned garden to the front with a driveway for off road parking for multiple cars. Further parking is found to the rear which leads to the brick-built garage. The rear garden is mainly laid to lawn with patio area ideal for entertaining.

Disclaimer
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