



15 Woodpecker Way, Gainsborough, DN21 4FD

£299,950

Offered with no onward chain and positioned in a quiet cul de sac is this four bedroom detached family home in Kirton Lindsey. Downstairs you have an entrance hall, great size lounge that leads on to the dining room, kitchen with separate utility, W.C and a sun room overlooking the rear garden. Upstairs there are four double bedrooms, the master having an en suite and a further family bathroom. Outside there is a private garden, integral garage and off road parking. A lot of space on offer! Please contact the office to make an appointment.



Hall 16'5" x 6'1" (5.01 x 1.87)

Lounge 17'8" x 11'7" (5.39 x 3.55)



Dining room 10'8" x 11'8" (3.26 x 3.56)



Kitchen 11'11" x 14'9" (3.64 x 4.50)



Utility 5'6" x 6'6" (1.70 x 1.99)

Sun room 12'4" x 12'1" (3.77 x 3.69)



W.C 2'11" x 8'3" (0.90 x 2.52)

Landing

Bedroom one 11'2" x 13'6" (3.42 x 4.12)

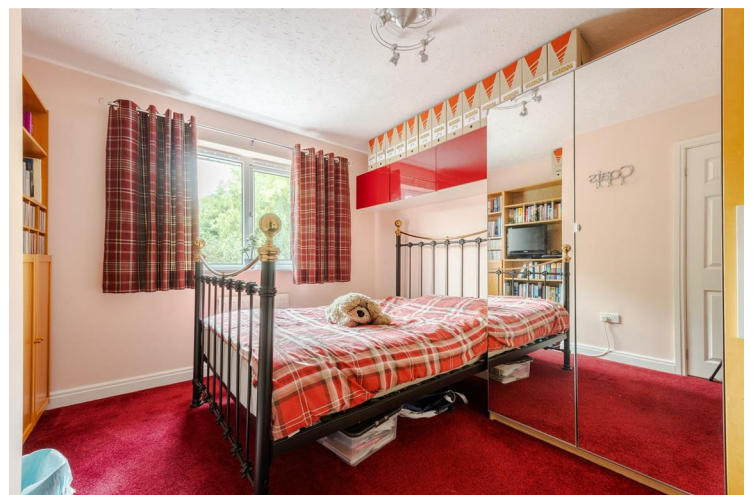


En suite 5'8" x 8'7" (1.75 x 2.64)



Bedroom two 12'0" x 13'2" (3.68 x 4.03)

Bedroom three 11'6" x 10'3" (3.52 x 3.14)



Bedroom four 9'6" x 8'3" (2.90 x 2.54)

Bathroom 5'6" x 7'7" (1.68 x 2.32)



Outside

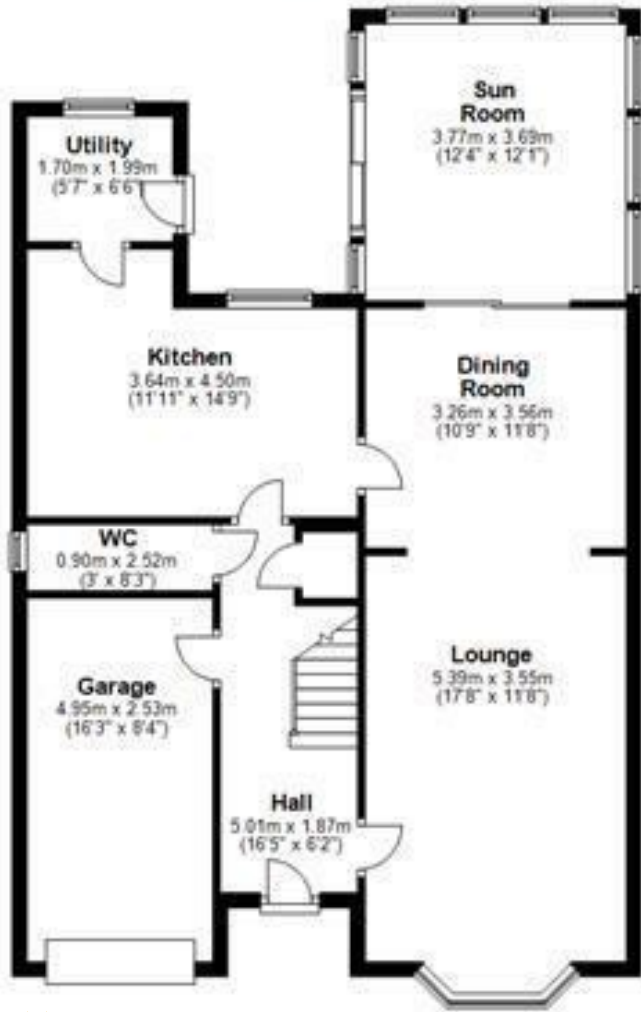


Garage 16'2" x 8'3" (4.95 x 2.53)

# Floor Plan

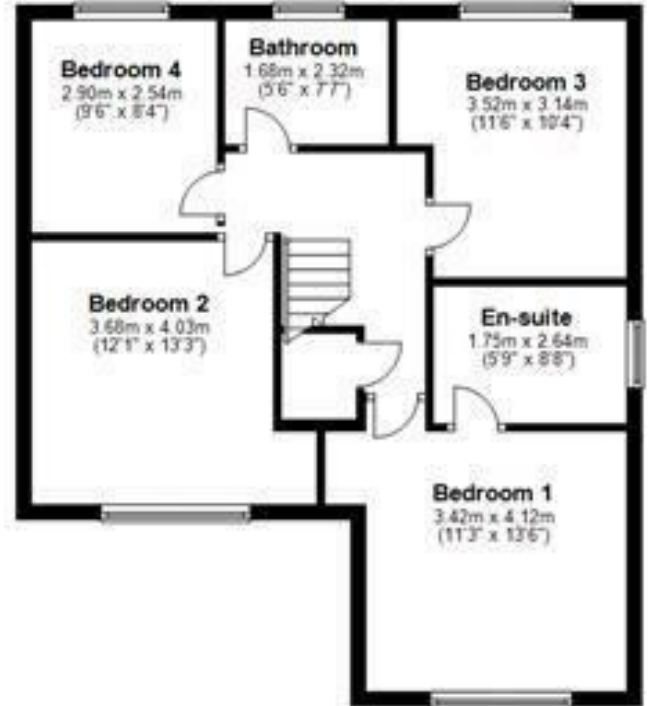
## Ground Floor

Approx. 89.7 sq. metres (966.3 sq. feet)



## First Floor

Approx. 63.4 sq. metres (682.3 sq. feet)



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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