

21 WEST END ROAD
GAINSBOROUGH, DN21 3GT

£435,000
FREEHOLD

Welcome to this stunning detached house located on West End Road in the charming village of Laughton, Gainsborough. This property boasts five spacious bedrooms and three modern bathrooms, making it an ideal family home for those looking for comfort and style.



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DESCRIPTION

Biltons proudly presents this executive five-bedroom family residence, nestled in the peaceful village of Laughton. Boasting proximity to the esteemed grammar school in Gainsborough, this home is tailor-made for families seeking both tranquility and educational excellence.

Upon stepping inside, you're greeted by a spacious and inviting atmosphere. The centerpiece is a generously proportioned dual-aspect living room, seamlessly extending into a charming conservatory – the ideal space for relaxation and gatherings. A separate snug offers a cozy retreat, while a convenient ground floor WC adds practicality to everyday living.

The heart of the home lies in the light-filled kitchen diner, where culinary delights are prepared amidst a backdrop of warmth and conviviality. A separate utility area ensures efficiency, with access to the integral double garage for added convenience.

Ascending to the first floor, the opulence continues with the master bedroom, boasting ample storage and ensuite facilities, providing a serene sanctuary for rest and rejuvenation. Bedroom two also enjoys the luxury of its own ensuite, offering comfort and privacy. The remaining three bedrooms are generously sized and adorned with tasteful decor, catering to every family member's needs.

Outside, the enchantment continues with meticulously manicured gardens, offering a serene backdrop for outdoor enjoyment and entertaining. Ample off-street parking, coupled with the double garage, ensures practicality without compromising on style or convenience.

ENTRANCE

Light and spacious entrance hallway with light to the ceiling, stairs to the first floor and radiator

LIVING ROOM

A generous dual aspect living room with feature open fire, this is a lovely room to enjoy during the winter months, a sliding uPVC door take you into the conservatory

CONSERVATORY

Lights to wall, under floor heating, French doors onto the outside patio area

SNUG

This is a versatile room which currently is being used as a snug but would also make a great home office

WC

Light to ceiling, low flush WC, vanity housed hand wash basin and towel heater hand wash basin

KITCHEN DINING ROOM

The kitchen is a light and spacious area with an abundance of storage integrated dishwasher lovely added features such as a wine cooler two electric fan assisted ovens with warming trays, induction hob and a breakfast bar which leads you seamlessly into the dining area. There are two UPVC windows overlooking the rear garden, allowing this space to be flooded with natural light. The dining in the area has plenty of space for space for an 8 seater dining table and lovely French doors to the rear aspect.

UTILITY ROOM

Light to the ceiling uPVC double glazed window, a selection of base units with laminate worktops, space and plumbing for a washing machine and a tumble dryer and door into the integral double garage.

FIRST FLOOR HALLWAY

Light and cove into the ceiling uPVC double glazed window to the side aspect storage cupboard and radiator



MASTER BEDROOM

As you are lead into the master bedroom you were met with a corridor of built in sliding wardrobes, this is absolutely ideal for additional storage. The master bedrooms itself is a nice generous double room with two uPVC double glazed windows to the front aspect and two radiator.

WARDROBE AREA

EN-SUITE

Spotlights the ceiling vanity housed and concealed system with a selection of built in draws and storage in walnut effect walk in shower with mains-controlled shower and two velux style windows to the side elevation.

BEDROOM TWO

Two likes the ceiling and coving up double glazed window to rear elevation and a radiator, in addition this room has a triple wardrobe with sliding door and mirrored front.

EN-SUITE

Spotlights to ceiling, uPVC double glazed window, vanity housed handwash basin and concealed cistern, mains-controlled shower cubicle, heated blue tooth mirror and towel hater

BEDROOM THREE

Light and coving to the ceiling uPVC double glazed window to the rear aspect and a radiator

BEDROOM FOUR

Lighting cove into the ceiling uPVC double glows window to the front aspect and a radiator

BEDROOM FIVE

Bedroom five is currently being utilised as a study but is a nice large single bedroom with light and covering the ceiling uPVC double glazed window and a radiator.

FAMILY BATHROOM

Spotlights to ceiling uPVC double close window to the side aspect a large bath with chrome mixer tap and hand held shower, concealed system and hand wash basin

EXTERNAL

Nestled at the serene bottom of a cul-de-sac, 21 West End Road offers a haven of comfort and convenience. As you arrive, you're greeted by ample off-street parking for three vehicles, seamlessly leading to an attached double garage.

Step into the back garden and be prepared to be captivated by the beauty of the mature, meticulously maintained gardens. With well-defined borders and lush foliage, the outdoor space exudes a sense of tranquility and charm. A spacious patio beckons for al fresco gatherings, while a unique seating sheltered area, complete with a patio heater and outdoor lights, provides the perfect spot for year-round enjoyment.

Nestled in a non-overlooked position, privacy is paramount, allowing you to fully immerse yourself in the serenity of your surroundings. Impeccably manicured and finished to the highest standard

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ADDITIONAL INFORMATION

Local Authority –

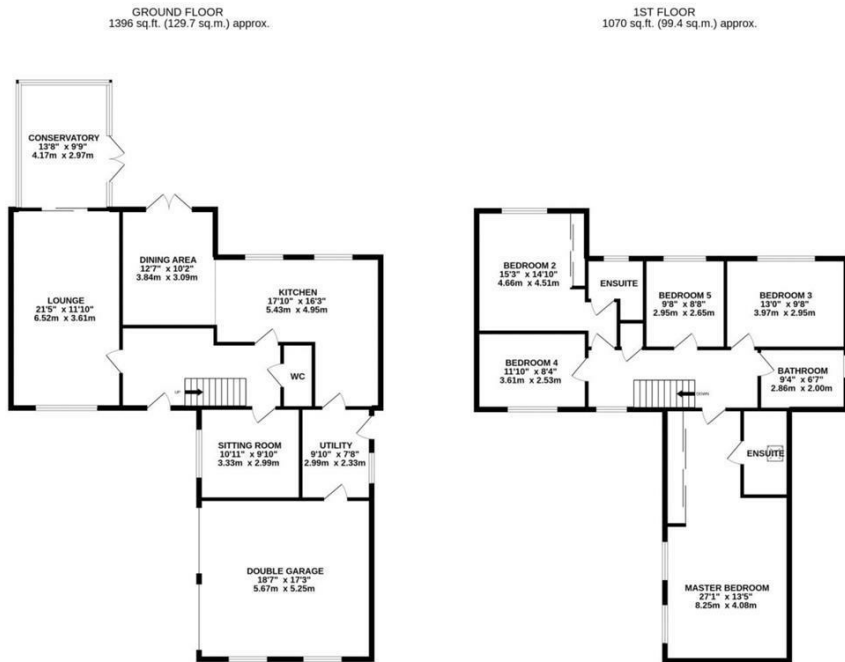
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





TOTAL FLOOR AREA: 2466 sq.ft. (229.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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			
		65	76
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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