



- Detached House
- 3 Bedrooms
- Breakfast Kitchen
- Lounge Diner
- First Floor Bathroom & Ground Floor WC
- Enclosed Rear Garden
- Driveway Parking
- Garage Converted Into Storage

Lissington Road, Gainsborough, DN21 1UZ,
£215,000





Starkey&Brown are delighted to offer for sale this detached 3 bedroom house situated in the outskirts of Gainsborough. The property comprises entrance porch, entrance hallway, downstairs WC, lounge diner with French doors leading onto rear garden, extended breakfast kitchen which includes larder cupboard and a range of AEG appliances. Rising to the first floor are 2 double bedrooms and a third single bedroom which all benefits from the use of a 4 piece family bathroom suite. Outside to the rear of the property there is an enclosed garden which is mostly laid to lawn with timber built garden shed. To the front of the property is a block paved driveway with parking for a minimum of 2 vehicles plus access to a converted garage which is now utilised for storage. For further details contact Starkey&Brown. Council tax band: B. Freehold.



Entrance Porch

Having uPVC front door entry to front aspect, window to side aspect and internal door leading into:

Entrance Hallway

16' 2" x 6' 1" (4.92m x 1.85m)

Having stairs rising to first floor, radiator, wood flooring and access to garage/storage. Access to downstairs WC and breakfast kitchen.

Downstairs WC

7' 4" x 3' 0" (2.23m x 0.91m)

Having vanity unit, vertical radiator, low level WC, exposed brick wall, extractor unit and sensor lighting.

Breakfast Kitchen

16' 4" max x 13' 2" (4.97m x 4.01m)

Having a range of base and eye level units with counter worktops and breakfast bar area, tall built larder cupboards, 2 uPVC double glazed windows to the rear aspect, uPVC double glazed door to side aspect, vertical radiator and tiled flooring. A range of internal appliances such as AEG oven, hob, extractor over and AEG microwave, space and plumbing for fridge freezer.

Lounge Diner

25' 7" max x 12' 8" max (7.79m x 3.86m)

Having a uPVC double glazed window to front aspect and French doors to rear aspect, coved ceiling, wood laminate flooring and 2 radiators.

First Floor Landing

Having uPVC double glazed window to side aspect, loft access and storage cupboard.

Master Bedroom

13' 2" x 11' 0" (4.01m x 3.35m)

Having uPVC double glazed window to front aspect, feature wood panelled wall and radiator.

Bedroom 2

12' 2" x 7' 4" (3.71m x 2.23m)

Having uPVC double glazed window to rear aspect and radiator.

Bedroom 3

7' 11" x 7' 3" min (2.41m x 2.21m)

Having uPVC double glazed window to front aspect, radiator and storage cupboard.

Bathroom

8' 8" x 5' 6" (2.64m x 1.68m)

Having uPVC double glazed obscured window to rear aspect, radiator, low level WC, pedestal hand wash basin unit, shower cubicle, tiled flooring and tiled surround.

Garage & Storage

7' 9" max x 16' 0" max (2.36m x 4.87m)

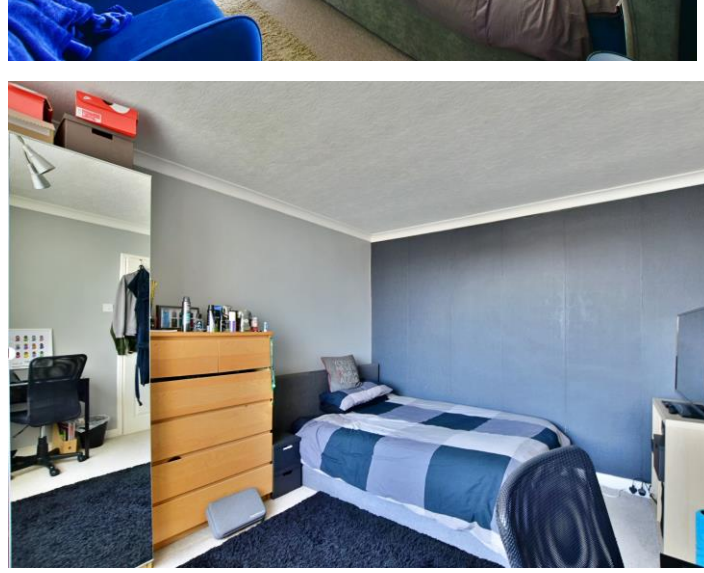
Having 2 uPVC double glazed windows to side aspect, uPVC door to side aspect, up and over door, wall mounted Worcester boiler. Garage being partially converted approximately 5 years ago. No longer suitable for parking a vehicle.

Outside Rear

Having an enclosed garden with fenced perimeters being mostly laid to lawn with timber built garden shed.

Outside Front

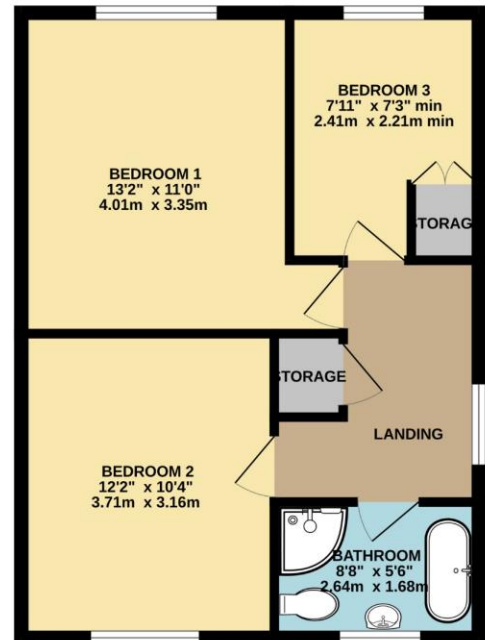
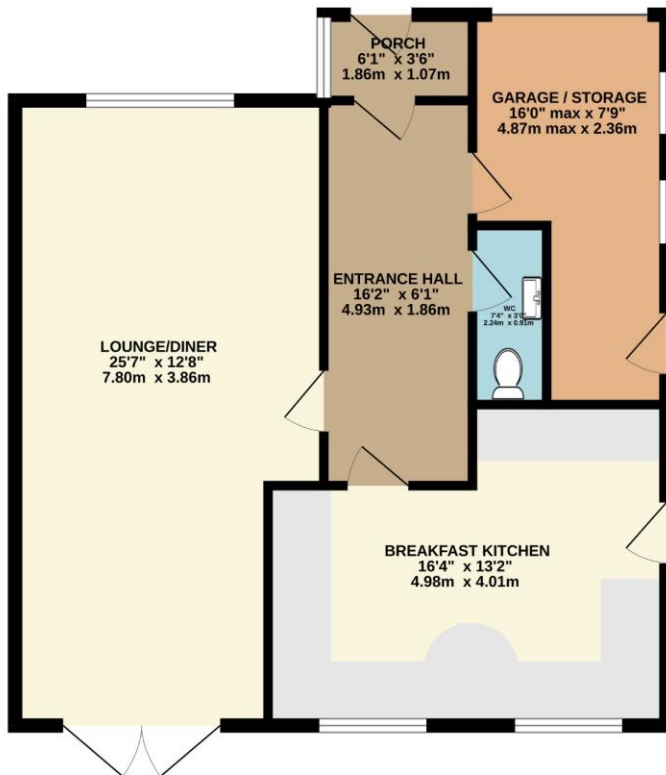
Having block paved driveway with parking for a minimum of 2 vehicles.





GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.

1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 1213 sq.ft. (112.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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