



- Semi-Detached House
- Built-In 2020 By Beal Homes
- 2 Double Bedrooms
- 18'5" Lounge
- Kitchen Diner
- Ground Floor WC
- Non Overlooked Garden
- Driveway Parking

Bob Rainsforth Way, Gainsborough, DN21 1ZS,
£142,950





Situated within the outskirts of Gainsborough and within walking distance to Queen Elizabeth's Grammar School is this 2 bedroom semi-detached house. Built by award winning builder Beal Homes in 2020 this property is immaculately presented throughout. Accommodation briefly comprises downstairs WC, 18'5" lounge, 12'10" x 7'1" kitchen with a range of integral appliances. Rising to the first floor there are 2 double bedrooms with built-in wardrobes, both bedrooms benefitting from the use of a 3 piece bathroom suite. To the rear of the property there is an easy to maintain non-overlooked lawned garden. Further benefits of the property includes uPVC double glazing throughout and gas central heating. This property makes an ideal first time buy or investment. Contact Starkey&Brown to arrange a viewing. Council tax band: A. Freehold.



Entrance Hall

Having composite front door to front aspect, radiator, access into lounge and access into downstairs WC.

Downstairs WC

Having a low level WC, pedestal hand wash basin unit, radiator and a uPVC double glazed obscured window to side aspect.

Lounge

18' 5" max x 12' 10" max (5.61m x 3.91m)

Having uPVC double glazed window to front aspect, radiator, understairs storage cupboard, stairs rising to first floor and radiator. Double doors leading into:

Kitchen Diner

12' 10" x 7' 1" (3.91m x 2.16m)

Having a range of base and eye level units with counter worktops, space and plumbing for appliances, integral appliances such as oven with 4 ring gas hob and extractor hood over, integral fridge freezer, sink and drainer unit, uPVC double glazed window to rear aspect, French doors leading onto the rear garden, radiator, wood effect flooring and a wall mounted Logic gas central heating boiler.

First Floor Landing

Having loft access, radiator and a uPVC double glazed window to side aspect.

Master Bedroom

12' 11" x 11' 10" (3.93m x 3.60m)

Having built-in wardrobes, uPVC double glazed window to front aspect and radiator.

Bedroom 2

12' 11" x 8' 0" (3.93m x 2.44m)

Having uPVC double glazed window to rear aspect, built-in wardrobes, radiator and airing cupboard with shelving.

Bathroom

5' 11" x 6' 3" (1.80m x 1.90m)

Having 3 piece suite comprising bath with showerhead over, pedestal hand wash basin unit, low level WC, tiled surround and extractor.

Outside Rear

Being enclosed with fenced perimeters, mostly laid to lawn with patio area. Pathway leading to side access providing access to the front of the property.

Outside Front

Having block paved parking for 1 vehicle and access to front door entry and storm porch.

Outside Front

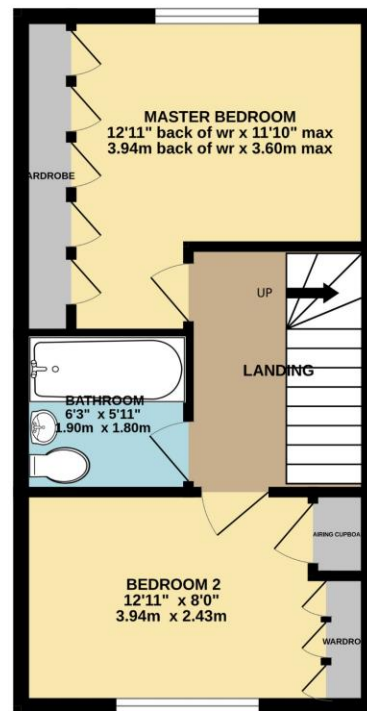
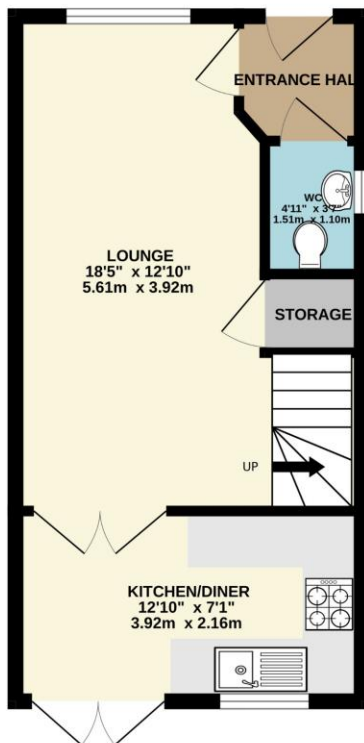
Please note 6 weeks exchange prior to the offer being agreed.





BASEMENT
328 sq.ft. (30.5 sq.m.) approx.

FIRST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 660 sq.ft. (61.3 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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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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