



**The Pines, Gainsborough DN21 1PW**

**welcome to**

**The Pines, Gainsborough**

This is a DECEPTIVELY SPACIOUS two DOUBLE BEDROOM SEMI-DETACHED HOME positioned on a popular development to the fringes of the medieval market town of Gainsborough. The property has been much improved by the owner to include a new boiler, windows and doors plus much much more!



### **Entrance Porch**

Double glazed door and central heating radiator.

### **Lounge**

18' 3" x 11' 11" ( 5.56m x 3.63m )

Neutral decor, two central heating radiators and two double glazed windows.

### **Kitchen**

11' 10" x 8' 5" ( 3.61m x 2.57m )

Fitted with navy blue shaker wall and base units, complementary work surfaces and sink and drainer unit. Integrated gas hob and electric oven. Space for washing machine and fridge freezer. Wooden tiles, vertical central heating radiator and double glazed window and door.

### **First Floor**

#### **Landing**

Staircase leading to landing with central heating radiator.

#### **Bedroom One**

11' 11" x 9' 9" max ( 3.63m x 2.97m max )

Feature wall, central heating radiator and double glazed window.

#### **Bedroom Two**

11' 11" x 8' 7" ( 3.63m x 2.62m )

Neutral decor, airing cupboard, central heating radiator and double glazed window.

#### **Bathroom**

8' 10" x 5' 1" ( 2.69m x 1.55m )

Fitted with a w.c, wash hand basin and shower cubicle which was newly fitted in 2019. Splashback tiling, tiled flooring and vertical central heating radiator.

#### **Front Garden**

Open plan lawned area to the front.

#### **Rear Garden**

To the rear is a paved patio and a slate area with a central paved feature and a further white pebbled

area to the side. The garden is enclosed by fence and gated.

### **Parking**

Side driveway with parking for two cars end to end.



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## The Pines, Gainsborough

- An ideal first home!!
- Two double bedroom semi-detached house
- New double glazed windows and doors in 2022
- Newly fitted kitchen and newly decorated in 2023
- New gas central heating boiler in 2017

Tenure: Freehold EPC Rating: D

offers in the region of

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RFD109134 - 0005

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