









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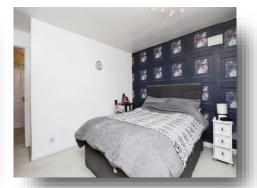
- An ideal first home!!
- Two double bedroom semi-detached house
- New double glazed windows and doors in 2022
- Newly fitted kitchen and newly decorated in 2023
- New gas central heating boiler in 2017

Tenure: Freehold EPC Rating: D

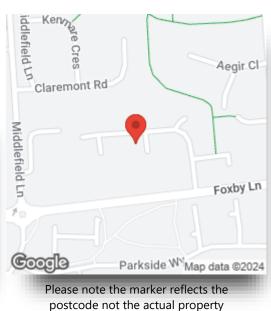
offers in the region of

£140,000









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Property Ref: RFD109134 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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