



Westfield Upton Road, Kexby GAINSBOROUGH DN21 5NF

welcome to

Westfield Upton Road, Kexby GAINSBOROUGH

Located in the small village of Kexby, this four-bedroom detached family house is offered with no upward chain. Spacious living accommodation downstairs including dining kitchen, lounge, dining room and conservatory. Beautiful lawned wrap around gardens with mature plants and shrubs.



Entrance Hall

Neutral decor, central heating radiator, double glazed window and door.

Inner Hall

Neutral decor and central heating radiator.

Lounge

19' 6" max x 13' 6" into bay and recess (5.94m max x 4.11m into bay and recess)

Feature fire surround with living flame gas fire, central heating radiator and two double glazed windows.

Dining Room

19' 7" x 11' 1" max (5.97m x 3.38m max)

Two central heating radiators and three double glazed windows.

Dining Kitchen

16' 9" x 10' 7" (5.11m x 3.23m)

Fitted with gloss wall and base units, complementary work surfaces and 1 1/2 sink and drainer, Integrated appliances including hob, oven and dishwasher. Tiled flooring, central heating radiator, two double glazed windows and double glazed patio doors to the rear.

Utility/Cloakroom

6' 6" x 3' 10" (1.98m x 1.17m)

Fitted with wc, wash hand basin and single glazed window. Space for washing machine and dryer.

Conservatory

11' 4" x 9' 4" (3.45m x 2.84m)

Tiled flooring, central heating radiator and double glazed windows and doors.

Landing

Staircase leading to the landing.

Bedroom One

13' 6" to rear of wardrobe x 11' 11" (4.11m to rear of wardrobe x 3.63m)

Concealed storage, central heating radiator and double glazed window overlooking the fields.

Bedroom Two

16' 11" x 10' 6" plus recess (5.16m x 3.20m plus recess)

Loft access, central heating radiator and two double glazed windows.

Bedroom Three

12' 1" x 11' max (3.68m x 3.35m max)

Neutral decor, central heating radiator and double glazed window.

Bedroom Four

10' 3" to rear of wardrobe x 6' 6" (3.12m to rear of wardrobe x 1.98m)

Neutral decor, concealed storage, central heating radiator and double glazed window.

Bathroom

12' 11" x 6' 10" (3.94m x 2.08m)

Fitted with three piece suite including corner bathtub and separate shower cubicle. Tiled flooring, loft access, central heating radiator and double glazed window.

Front Garden

Mature garden with plants and shrubs.

Rear Garden

Lovely wrap around mature lawned gardens with spruce tree and beautiful plants and shrubs. Rear terraced area. All enclosed by wall, fencing and hedges.

Greenhouse

Rear

Gated to the rear of the property with playing field to the rear.

Driveway

Side driveway leading to the garage.

Garage

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly



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welcome to

Westfield Upton Road, Kexby GAINSBOROUGH

- OFFERED WITH NO UPWARD CHAIN
- Four bedroom detached family home
- Dining kitchen, two spacious reception rooms and conservatory
- Good sized family bathroom and downstairs cloakroom
- Beautiful mature wrap around gardens overlooking the fields to the rear

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£320,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RFD109964 - 0006

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