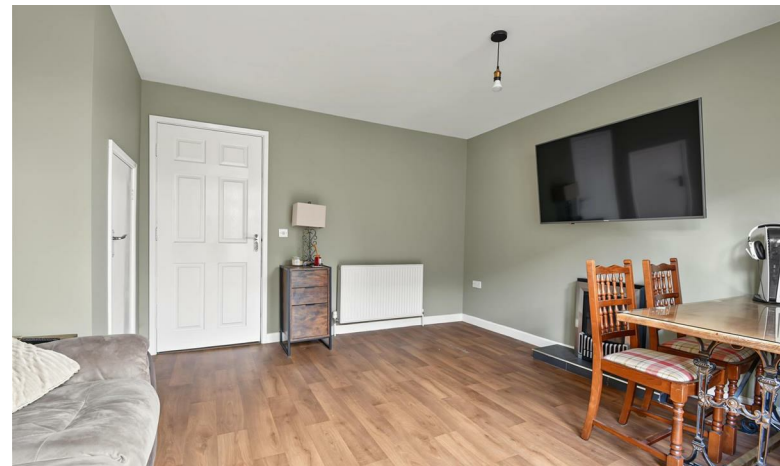




27 WAGGONERS CLOSE

GAINSBOROUGH, DN21 3RJ

£170,000
FREEHOLD

ATTENTION FIRST TIME BUYERS : A Spacious Three-Bedroom End Townhouse in a Peaceful Residential Setting – Offered with No Onward Chain



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27 WAGGONERS CLOSE



DESCRIPTION

Situated within a quiet and attractive residential development in the ever-popular village of Scotter, this well-proportioned three-bedroom end townhouse offers versatile accommodation arranged over three floors. Offered for sale with vacant possession and no onward chain, the property presents a fantastic opportunity for first-time buyers, growing families or those looking for a low-maintenance home in a lovely village location.

Description

The ground floor welcomes you into a practical and well-arranged living space, featuring a fitted kitchen, a convenient downstairs W.C. and a generously sized rear-facing living room. French doors open directly onto the rear garden, allowing plenty of natural light to flow through and creating a lovely connection between indoor and outdoor living.

To the first floor are two good-sized bedrooms, both offering flexible accommodation for family members, guests or those working from home. A family bathroom serves this level.

Occupying the entire second floor is a particularly spacious bedroom, enhanced by a Velux roof window which fills the room with natural light. This fantastic space offers excellent versatility and could equally make a wonderful principal bedroom, guest suite or private retreat.

Externally, the property benefits from off-street parking for two vehicles to the front, together with a rear garden accessed directly from the living room.

Location

Waggoners Close enjoys a pleasant position within a peaceful residential development in the sought-after village of Scotter. With local shops, everyday amenities and village facilities conveniently close by, the location offers a wonderful balance of village living and practicality.

Offered chain free and ready for its next chapter, this is a fantastic opportunity to secure a spacious three-storey home in a desirable village setting. Early viewing is highly recommended.

Key Features

- * Three-bedroom end townhouse
- * Offered with vacant possession
- * No onward chain
- * Accommodation arranged over three floors
- * Rear-facing living room with French doors to the garden
- * Fitted kitchen and ground floor W.C.
- * Two good-sized first-floor bedrooms
- * Family bathroom
- * Generous second-floor bedroom with Velux window
- * Off-street parking for two vehicles
- * Quiet residential development
- * Popular Scotter village location, close to local amenities

ENTRANCE HALLWAY

DOWNSTAIRS WC

KITCHEN

LIVING ROOM

FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

FAMILY BATHROOM

SECOND FLOOR LANDING

BEDROOM THREE

EXTERNALLY

The front of the property provides off street parking for two vehicles. The rear garden is fully enclosed with timber fencing, laid to lawn with a patio.

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ADDITIONAL INFORMATION

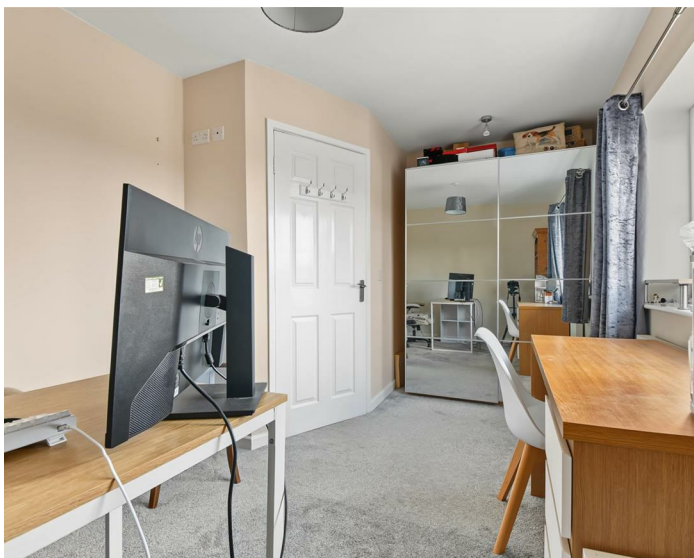
Local Authority –

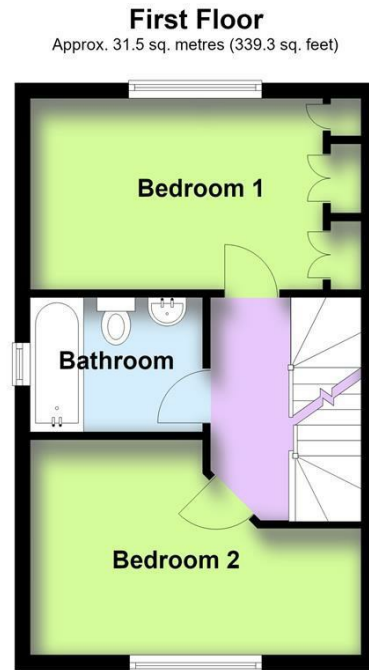
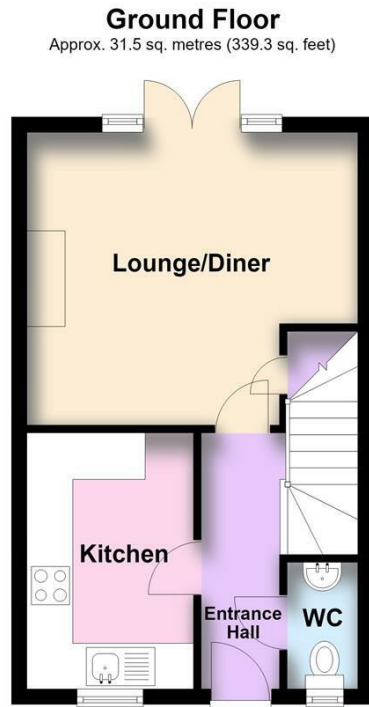
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1012.00 sq ft

Tenure – Freehold





27 Waggoners Close



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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