



27 Astley Crescent, Gainsborough, DN21 3SH

£269,950

Sit on an elevated position is this three bedroom detached family home in the ever popular village of Scotter that has the benefit of no onward chain!

To the ground floor you have an entrance hall, open plan kitchen, living dining area with access to the rear garden through patio doors, separate utility area and W.C. The bedrooms are spread across two floors, the double bedroom downstairs is currently used as a home office/storage/play room so there is plenty of flexibility. To the first floor there are two double bedrooms both with storage.

Outside the property has a low maintenance rear garden with AstroTurf and patio area great for entertaining. To the front there is off road parking on the block paved driveway and access to the garage. Available to view, please call the office to book your appointment!

## Entrance

Utility 7'10" x 6'2" (2.39m x 1.90m)



Bedroom two 14'7" x 8'3" (4.45m x 2.53m)



Bathroom 7'8" x 6'0" (2.35m x 1.84m)



## W.C.

Study 11'5" x 11'3" (3.50m x 3.45m)



## Garage

### Outside



Kitchen diner 16'8" x 11'5" (5.10m x 3.50m)



Lounge 13'5" x 10'11" (4.11m x 3.34m)



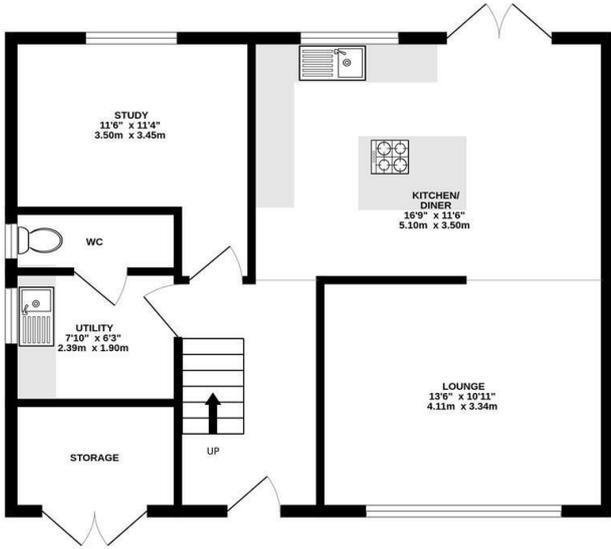
## Landing

Bedroom one 14'7" x 13'5" (4.45m x 4.11m)

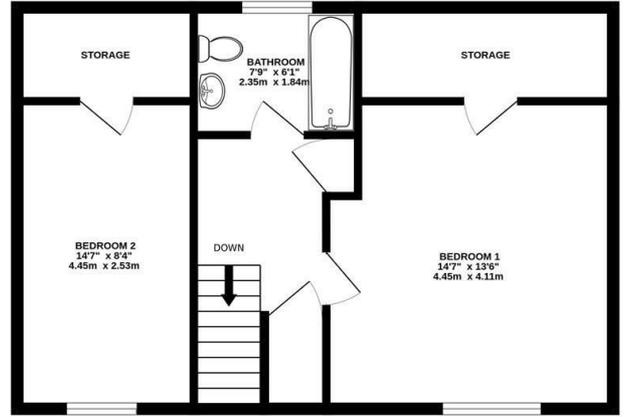


# Floor Plan

**GROUND FLOOR**  
629 sq.ft. (58.4 sq.m.) approx.



**1ST FLOOR**  
533 sq.ft. (49.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1162 sq.ft. (107.9 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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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		48	71
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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