



Woodhill Avenue, Gainsborough DN21 1FB

welcome to

Woodhill Avenue, Gainsborough

A well presented three bedroom detached home featuring an en suite to main bedroom, family bathroom, living room, dining room, lovely fitted kitchen, enclosed rear garden and off street parking. Ideal for families seeking spacious and comfortable accommodation.



Entrance Hall

Laminate flooring.

Cloakroom

Fitted with wc, wash hand basin, central heating radiator and double glazed window.

Living Room

Feature wooden fire surround with living flame gas fire, coving to the ceiling and double glazed box bay window.

Dining Room/Study/Playroom

Laminate flooring, central heating radiator and double glazed window.

Dining Kitchen

Fitted with a comprehensive range of shaker style wall and base units, complementary work surfaces and 1 1/2 sink and drainer unit. Integrated appliances including dishwasher, gas hob and electric oven with extractor above. Pantry, complementary flooring, vertical central heating radiator, double glazed window and double glazed french doors.

Utility Room

Space for appliances including fridge freezer, washing machine and dryer, complementary flooring and central heating radiator.

Landing

Staircase leading to the landing.

Bedroom One

Built in wardrobes, storage over the stairs, central heating radiator and double glazed window.

En Suite

Fitted with wc, wash hand basin, shower cubicle, central heating radiator and double glazed window.

Bedroom Two

Double room with neutral decor, central heating radiator and double glazed window.

Bedroom Three

Small double room with coving to the ceiling, central heating radiator and double glazed window.

Bathroom

Fitted with wc, wash hand basin and bath with shower attachment over. Fully tiled walls, complementary flooring and heated towel rail.

Front Garden

Open plan lawned area to the front of the property.

Rear Garden

Lawned rear garden with decking and paved patio area all enclosed by fencing and gated to both sides.

Driveway

Side driveway leading into the car port and further parking to the front for another vehicle or caravan.



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welcome to

Woodhill Avenue, Gainsborough

- Attractive three bedroom detached family property
- Spacious living room and separate dining room
- En suite to main bedroom and a family bathroom
- Lovely fitted kitchen with dining area opening out onto the rear garden
- Enclosed rear garden ideal for families and entertaining

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RFD111068 - 0002

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