



## 33 HEAPHAM ROAD

GAINSBOROUGH, DN21 1SJ

**£130,000**  
**FREEHOLD**

No Onward Chain – Ideal For First-Time Buyers Or Investors – Three Bedroom Terraced Home With Off-Road Parking And Generous Rear Garden In The Sought-After Uphills Area Of Gainsborough



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01724 642002



## 33 HEAPHAM ROAD

### DESCRIPTION

Heapham Road, Gainsborough

Situated within the sought-after Uphills area of Gainsborough, this three-bedroom terraced family home offers spacious and well-laid-out accommodation, along with off-road parking and a generous rear garden, making it an ideal purchase for families, first-time buyers or those looking to upsize.

Step inside via the entrance lobby, where stairs rise to the first floor and a door leads through to the lounge.

The spacious lounge is a bright and welcoming room, featuring a front-facing window, a feature fireplace, and patio doors opening directly onto the rear garden, allowing plenty of natural light and creating a lovely connection between the indoor and outdoor spaces.

From the lounge, a door leads through to the kitchen, which is fitted with a range of wall and base units complemented by coordinating worktops. The kitchen offers space for appliances and benefits from an integrated cooker, hob and extractor fan, along with a rear exit door providing direct access to the garden. A further door leads through to a separate utility lobby area.

The utility lobby is a particularly useful additional space, offering a second front exit door, plenty of room for appliances and ample storage - ideal for coats, shoes and general household items.

To the first floor, the property offers three bedrooms, comprising two generous double bedrooms and a single bedroom, suitable for a child's room, home office or dressing room. The family bathroom is fitted with a bath with shower over and a vanity sink unit, while a separate WC adds to the practicality of the layout.

Externally, to the front of the property there is off-road parking on the driveway. To the rear, the property enjoys a great-sized garden, featuring a wooden decked patio area, a lush lawn, and is enclosed by established hedging, providing a good degree of privacy.

This is a great family home located close to good schools, local amenities and transport links, in one of Gainsborough's most popular residential areas.

### ENTRANCE

Entered via the front door, with stairs rising to the first floor and a door leading through to the lounge, creating a practical and welcoming entrance.

### LOUNGE

A spacious and bright reception room featuring a front-facing window, feature fireplace, and patio doors opening directly onto the rear garden - ideal for both relaxing and entertaining.

### KITCHEN DINER

Fitted with a range of wall and base units with complementary worktops, integrated cooker, hob and extractor fan, and space for additional appliances. A rear exit door leads to the garden, with a further door through to the utility lobby.

### UTILITY LOBBY

A very useful additional space offering room for appliances and providing excellent storage for coats, shoes and everyday items. Also benefits from a second front access door.

### BEDROOM ONE

A generous double bedroom positioned to the front of the property.

### BEDROOM TWO

A second well-proportioned double bedroom.



### **BEDROOM THREE**

A single bedroom, ideal for a home office, nursery or dressing room.

### **BATHROOM**

Fitted with a bath with shower over and vanity sink unit.

### **W.C.**

With low-level WC, offering added convenience.

### **OUTSIDE**

To the front, the property benefits from off-road parking on the driveway - a real bonus for both homeowners and investors.

To the rear, a generous garden with wooden decked patio area, lawn and enclosed by hedging.

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### ADDITIONAL INFORMATION

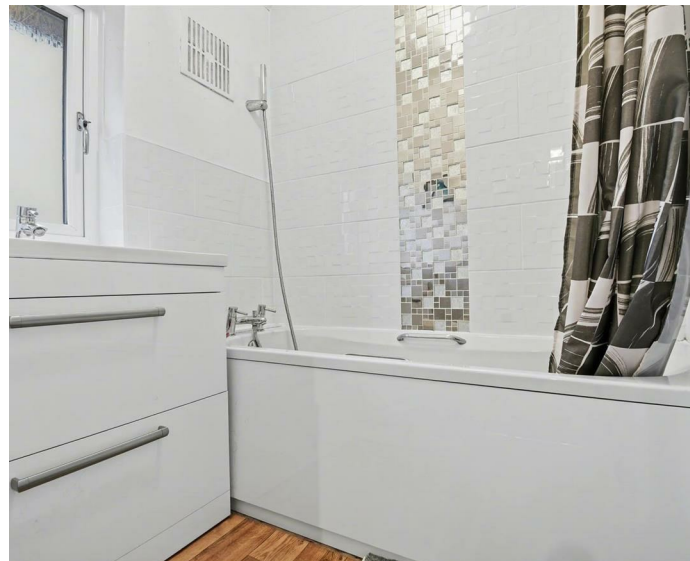
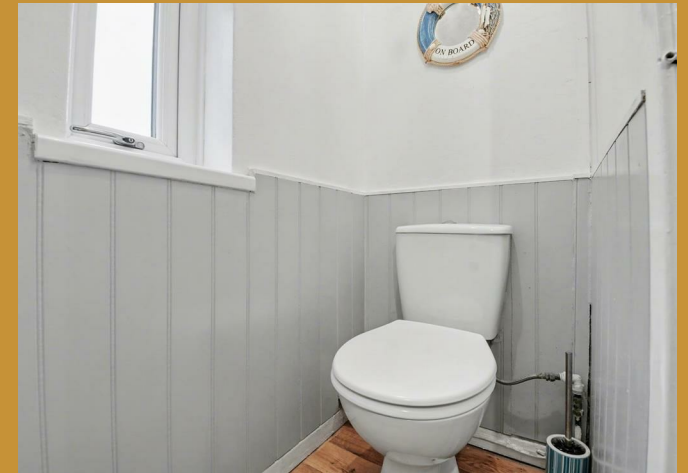
**Local Authority –**

**Council Tax – Band A**

**Viewings – By Appointment Only**

**Floor Area – sq ft**

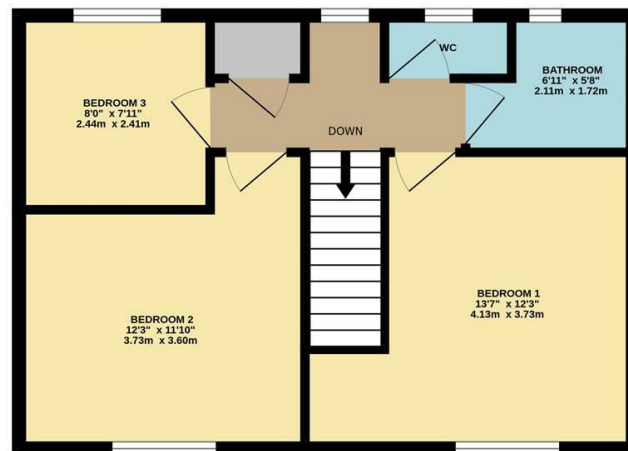
**Tenure – Freehold**



GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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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