



168 Sunningdale Way, Gainsborough

£270,000 Freehold

MODERN DETACHED FAMILY HOME • SOUGHT AFTER RESIDENTIAL DEVELOPMENT • 4 BEDROOMS • 2 RECEPTION ROOMS • STYLISH OPEN PLAN KITCHEN DINER & UTILITY ROOM • MASTER EN-SUITE & MAIN FAMILY BATHROOM • BEAUTIFULLY KEPT REAR GARDEN • FRONT DRIVEWAY • VIEW VIA OUR GAINSBOROUGH OFFICE • SUPERBLY PRESENTED ACCOMMODATION

Modern detached family home with spacious living areas, four double bedrooms, landscaped garden, off-street parking, and a prime location near amenities.

Ready to move in.

Council Tax band: C

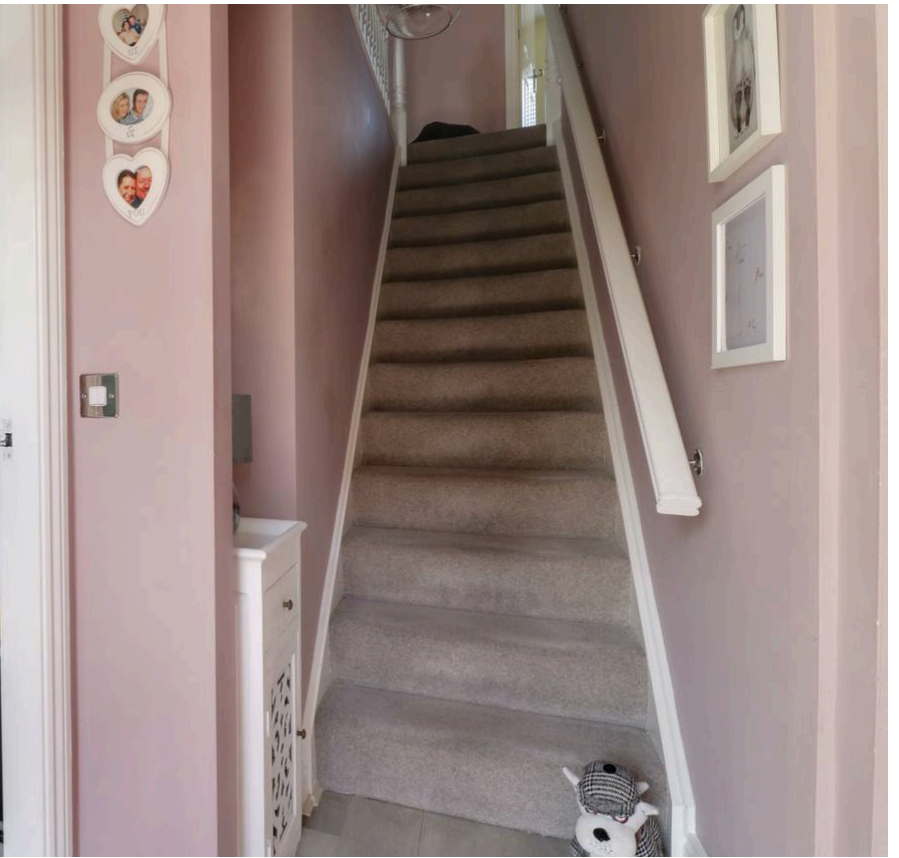
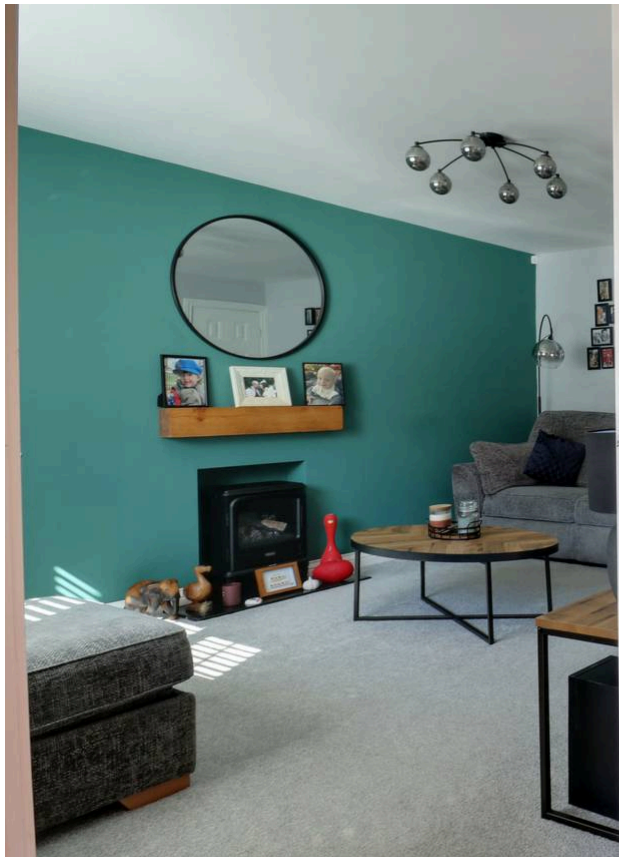
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- MODERN DETACHED FAMILY HOME
- SOUGHT AFTER RESIDENTIAL DEVELOPMENT
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- 2 RECEPTION ROOMS
- STYLISH OPEN PLAN KITCHEN DINER & UTILITY ROOM
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Front Entrance Hallway

Includes an attractive front composite entrance door with inset patterned glazing, laminate flooring, central single flight staircase leads to the first floor accommodation with an adjoining grab rail and internal hardwood glazed doors allows access off to;

Front Living Room

14' 5" x 12' 6" (4.40m x 3.80m)

With a front uPVC double glazed window and a feature electric log effect fireplace with oak beam and quartz style hearth and a built-in under the stairs storage cupboard.

Sitting Room

17' 3" x 8' 0" (5.25m x 2.44m)

With a front uPVC double glazed window, oak style laminate flooring, loft access and an opening leads through to;





Stylish Open Plan Kitchen Diner

11' 3" x 19' 2" (3.44m x 5.83m)

With a rear uPVC double glazed window and adjoining French double glazed twin doors allowing access to the patio area. The kitchen includes an extensive range of shaker style dark grey low level units, drawer units and wall units with brushed aluminium style pull handles and marble quartz style worktop with matching uprising and window sill ledge incorporating a one and a half ceramic sink bowl unit with drainer to the side and block mixer tap, a range of integral appliances all being Samsung with microwave, oven, four ring induction hob with overhead inset extractor fan, plumbing for a dishwasher, tiled flooring, ceiling spotlights, a vertical wall mounted radiator and an opening leads through to;



Utility

7' 5" x 5' 2" (2.26m x 1.57m)

With a rear composite double glazed entrance door with inset patterned glazing and adjoining side uPVC double glazed window, matching working top the kitchen with matching uprising and window sill with plumbing for a washing, space for an under counter tumble dryer and an integral fridge freezer, a wall mounted Worcester Bosch combi boiler, continuation of tiled flooring, ceiling spotlights and a door leads through to;





Cloakroom

5' 2" x 7' 5" (1.57m x 2.26m)

With a side uPVC double glazed window with frosted glazing and a two piece suite comprising a low flush WC and a pedestal wash hand basin with tiled splash back and continuation of tiled flooring.

First Floor Landing

Includes open spell balustrading, loft access, a built-in airing cupboard and internal doors allow access off to;

Master Bedroom 1

11' 10" x 11' 8" (3.60m x 3.55m)

With a rear uPVC double glazed window, a bank of fitted wardrobes with sliding door fronts and doors through to;

En-Suite Shower Room

4' 6" x 6' 9" (1.37m x 2.06m)

With a three piece suite comprising a walk-in shower cubicle with overhead chrome mains shower with tiled splash backs and glazed door, low flush WC and a vanity wash hand basin with twin pull out drawers beneath, part panelling to the walls, attractive tiled flooring and a wall mounted towel heater in dark grey.

Front Double Bedroom 2

11' 9" x 9' 1" (3.59m x 2.77m)

With a front uPVC double glazed window.





Rear Double Bedroom 3

10' 0" x 12' 7" (3.05m x 3.84m)

With a rear uPVC double glazed window and a built-in storage cupboard which houses a cylinder tank.

Front Double Bedroom 4

13' 5" x 8' 0" (4.10m x 2.44m)

With a front uPVC double glazed window.

Main Family Bathroom

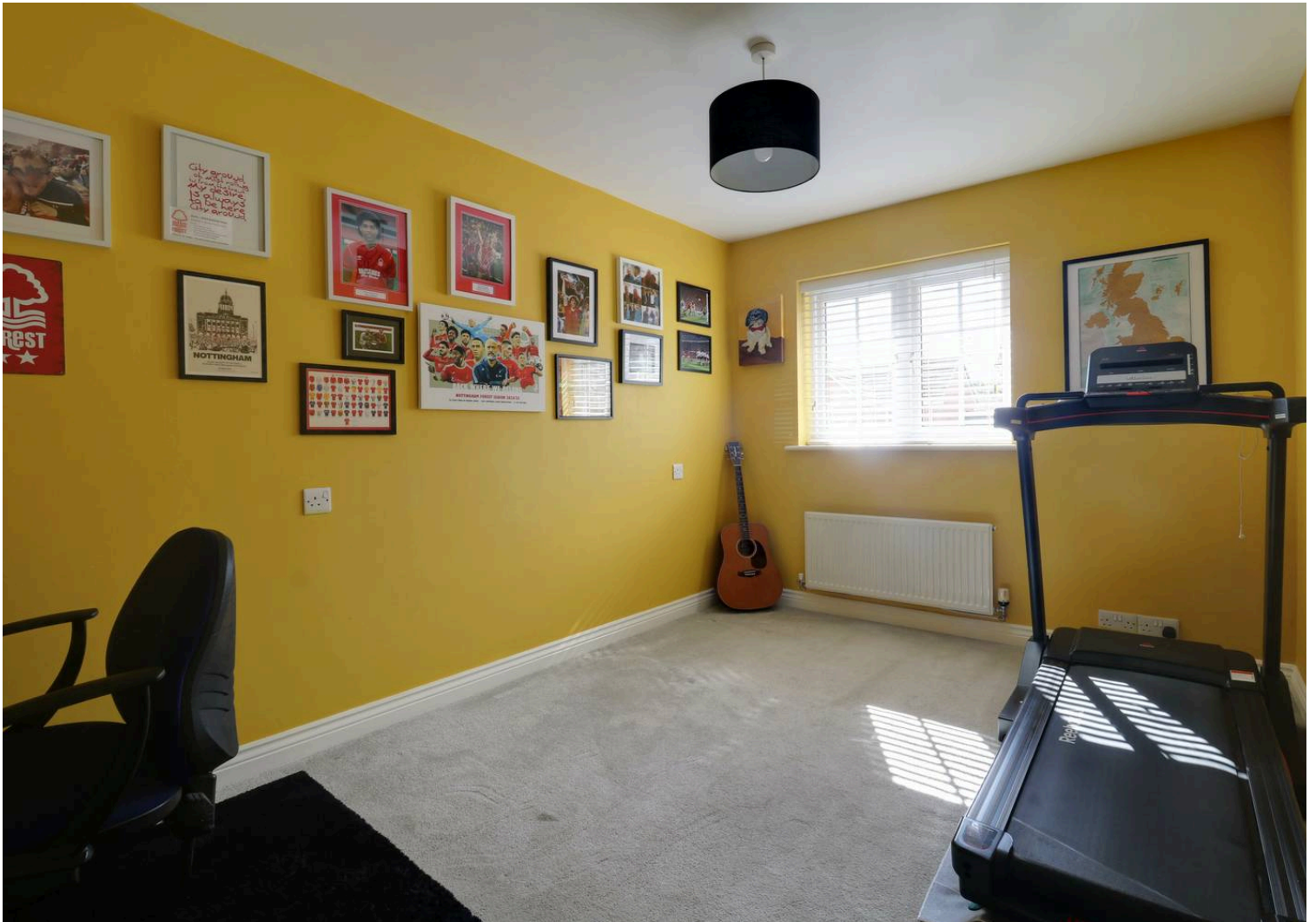
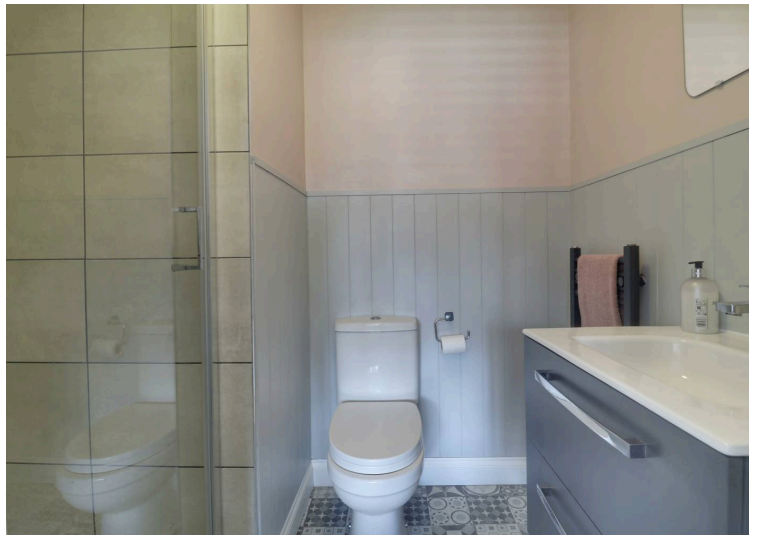
7' 7" x 6' 2" (2.30m x 1.88m)

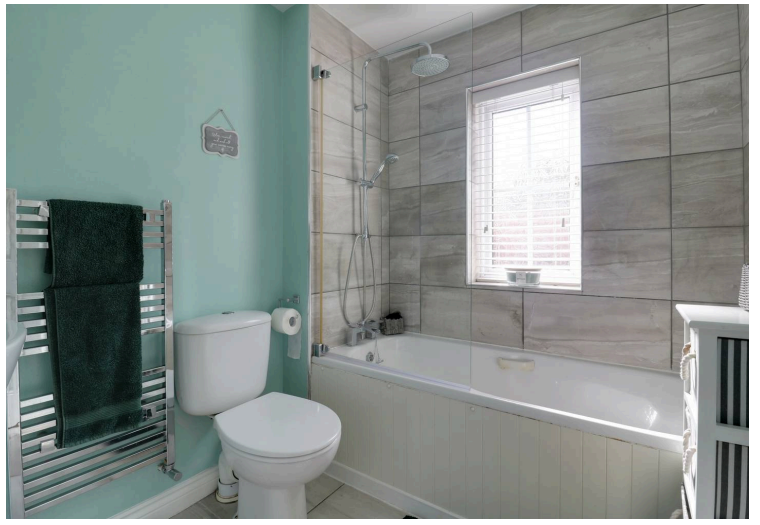
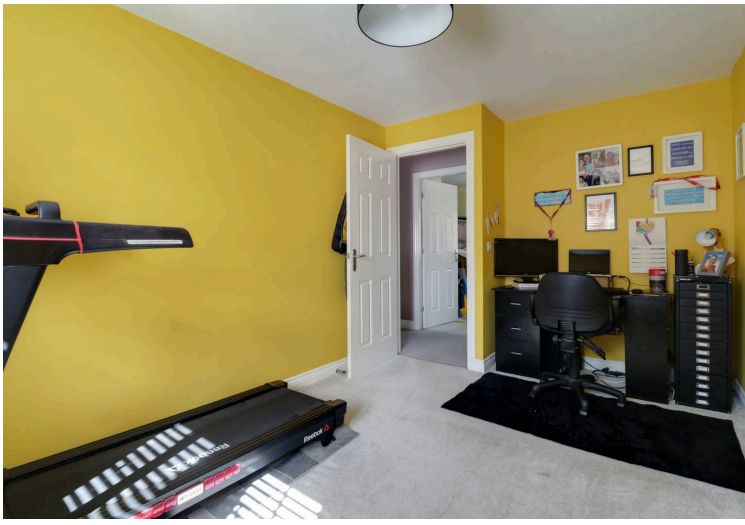
With a front uPVC double glazed window with frosted glazing and a three piece suite comprising a panelled bath with overhead chrome main shower with tiled splash back and glazed screen, a low flush WC and an oval wash hand basin with twin storage units beneath, a wall mounted chrome towel heater and tiled flooring with extractor fan.

Grounds

To the front of the property provides a broad double tarmac laid driveway which allows off street parking for multiple vehicles with an adjoining well kept lawned garden with gravel borders and planted boundary front hedging and access leads down the side of the property via a secure side gate. To the rear provides a beautiful private landscaped lawned garden with flagged patio seating area, fully mature planted borders and a timber storage shed.







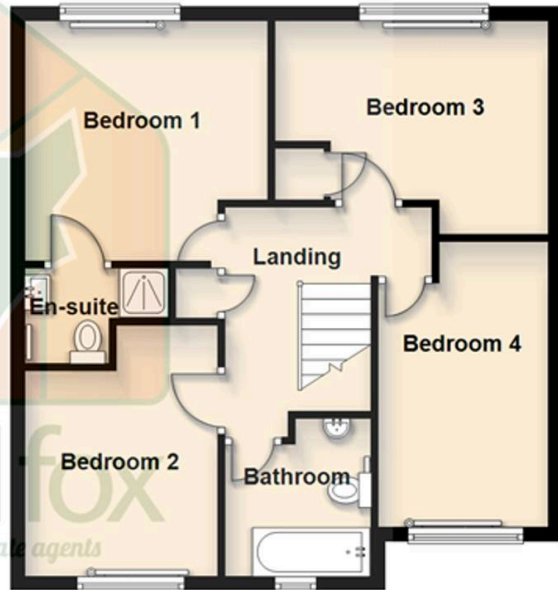
Ground Floor

Approx. 62.7 sq. metres (674.8 sq. feet)



First Floor

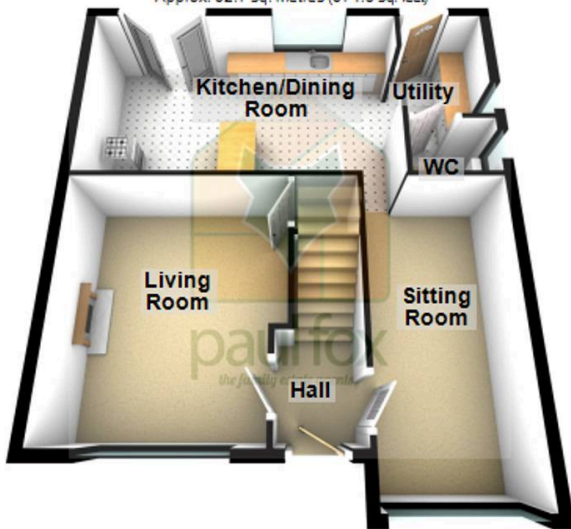
Approx. 57.7 sq. metres (621.6 sq. feet)



Total area: approx. 120.4 sq. metres (1296.4 sq. feet)

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