



4 STATION ROAD
GAINSBOROUGH, DN21 4BB

£245,000
FREEHOLD



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4 STATION ROAD



DESCRIPTION

Looking for a family home you can move straight into? This beautifully presented detached property on Station Road has been completely redecorated throughout and is ready for its next owners.

Step inside to find a spacious living room, leading through to a fantastic open-plan kitchen diner – perfect for family life and entertaining. There's also a handy downstairs WC, utility area, and useful under-stairs storage.

Upstairs, you'll find three bedrooms, including a generous master bedroom with its own ensuite shower room. The second bedroom is a great-sized double, while the third bedroom features a clever cabin bed tucked beneath the stairs, making excellent use of the space and creating a fun single bedroom.

Outside, the property benefits from a garage, off-street parking, a side garden, and an enclosed rear garden – ideal for children, pets, or relaxing in the warmer months.

? Freshly decorated throughout

? Open-plan kitchen diner

? Master bedroom with ensuite

? Garage & off-street parking

? Vacant possession – no waiting around

A fantastic opportunity for buyers looking for a home that offers space, practicality, and a fresh modern feel with very little work required.

?? Get in touch today to arrange your viewing.

****PLEASE NOTE THE IMAGES HAVE BEEN VIRTUALLY STAGED ****

ENTRANCE HALLWAY

Light to ceiling, stairs to first floor, understairs storage cupboard

LIVING ROOM

Spotlights to ceiling, uPVC double glazed window to front aspect and radiator

KITCHEN DINER

A lovely light and airy open plan space the kitchen has Spotlight to ceiling, uPVC double glazed window to the rear aspect, a range of shaker style wall and base units with quartz worktops, integrated fridge freezer and dishwasher, eye level oven and microwave and electric hob with extractor fan.

Leading through to the dining room with spotlights to ceiling, French doors to rear aspect and radiator

WC/UTILITY ROOM

Spotlights to ceiling, uPVC double glazed window to rear aspect, low flush WC, vanity housed hand wash basin, space and plumbing for a washing machine and stacked tumble dryer.

1st floor hallway

Spotlights to ceiling, loft hatch access, uPVC double glazed window to the side aspect

BEDROOM ONE

Spotlights to ceiling, uPVC double glazed window to rear aspect and radiator

EN-SUITE

Light to ceiling, low flush WC, Vanity housed hand wash basin, shower cubical

BEDROOM TWO

Spotlights to ceiling, uPVC double glazed window to front aspect and radiator

BEDROOM THREE

Spotlights to ceiling, uPVC double glazed window to front aspect, built in cabin single bed with storage and radiator

FAMILY BATHROOM

Light to ceiling, uPVC double glazed window, low flush WC, panelled bath with shower over, vanity housed hand wash basin and towel heater

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 980.00 sq ft

Tenure – Freehold





Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part any contract or warranty.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	84
(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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