



23 GAINSTHORPE ROAD

GAINSBOROUGH, DN21 4JH

£130,000
FREEHOLD

This absolutely beautiful cottage has been fully renovated to an exceptional standard by the current owner, creating a stylish and move-in-ready home that is perfect for first-time buyers or anyone looking for a property requiring very little work



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DESCRIPTION

Situated on Gainsthorpe Road, in the historic medieval village of Gainsthorpe, the property offers excellent access into both Kirton Lindsey and Scunthorpe.

The accommodation is deceptively spacious and beautifully presented throughout. Upon entering the home, you are welcomed into the forward-facing living room, complete with an attractive feature fireplace creating a warm and inviting feel. Beyond this is a second sitting room, impeccably decorated and featuring a charming log-burning stove, making it the perfect cosy retreat.

To the rear of the property is the newly fitted kitchen, which is light, airy and thoughtfully designed with ample storage and workspace. Completing the ground floor is a generously sized modern shower room along with access out onto the rear courtyard.

The first floor offers two exceptionally large double bedrooms, both finished to a superb standard with stylish décor throughout. The impressive master bedroom further benefits from a substantial walk-in wardrobe area, adding to the practicality and appeal of the home.

Externally the property comes with a lovely rear courtyard providing the perfect space to sit and enjoy the evening sun, along with useful outdoor storage and the added advantage of off-street parking to the rear. A truly stunning cottage blending character and modern living, early viewing is highly recommended.

ENTRANCE/LIVING ROOM

Accessed through a uPVC double glazed door, uPVC double glazed window to front aspect, feature fireplace with timber surround and an electric radiator.

INNER HALLWAY

With stairs to the first floor.

SITTING ROOM

With a uPVC double glazed window to rear aspect, feature log burning stove with timber surround on tiled hearth and an electric radiator.

KITCHEN

With a uPVC double glazed door and uPVC double glazed window to side aspect, range of wall and base units with laminate worktops, stainless steel sink with boiler water tap, electric fan assisted oven and hob with extractor fan, integrated under counter fridge and freezer.

DOWNSTAIRS SHOWER ROOM

With a uPVC double glazed window to side aspect, loft hatch access, WC, hand wash basin and walk in shower.

FIRST FLOOR SPLIT LANDING

BEDROOM ONE

With 2 X uPVC double glazed windows to rear aspect, loft hatch access, electric radiator and walk in wardrobe with double doors.

BEDROOM TWO

With uPVC double glazed window to front aspect, electric heater.

EXTERNALLY

The front of the property has a dwarf brick wall and small garden. The rear of the property has a courtyard area with seating and off street parking.

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ADDITIONAL INFORMATION

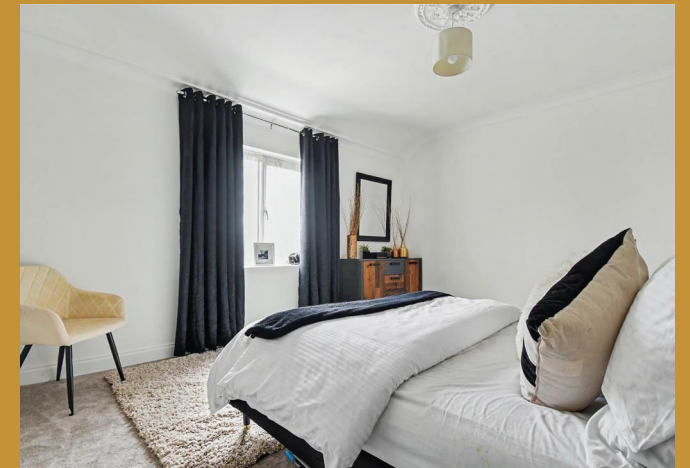
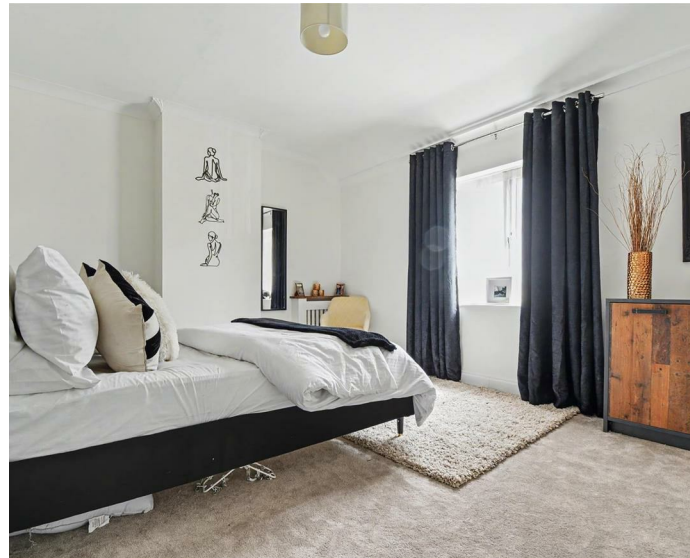
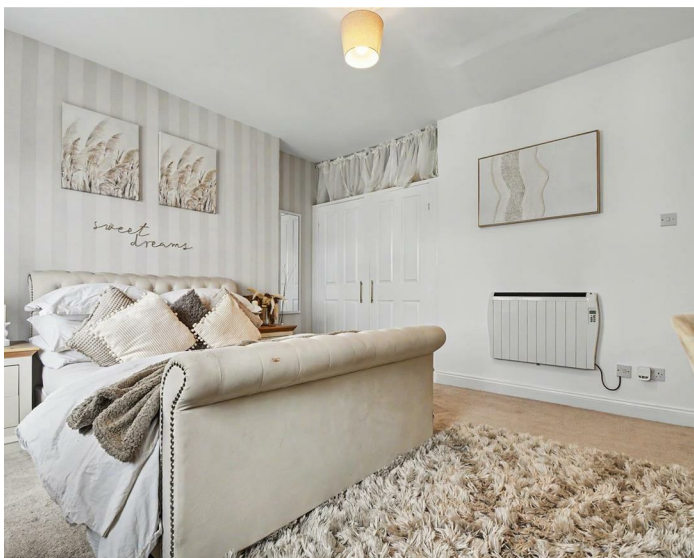
Local Authority –

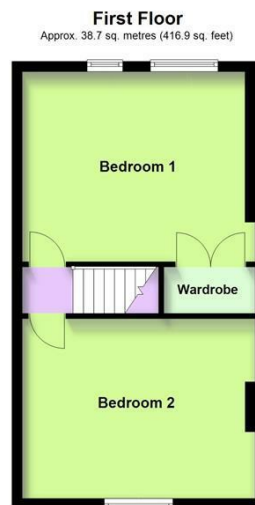
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 1162.51 sq ft

Tenure – Freehold





Total area: approx. 96.7 sq. metres (1041.4 sq. feet)



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		
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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