



The Chestnuts Rosefields, Gainsborough DN21 1GE

welcome to

The Chestnuts Rosefields, Gainsborough

Impressive four-bedroom detached residence offering generous and versatile living accommodation. Various reception areas that can be tailored to suit your lifestyle, whether as a family room, dining room, home office or playroom. Driveway leading to the double garage. Ideal for growing families.



Entrance Hall

A spacious entrance hall with a double glazed window and a central heating radiator.

Living Room

Double glazed box bay window to the front plus double glazed patio doors to the rear and two central heating radiator.

Sitting Room

Double glazed bay window to the front plus a double glazed side facing window and a central heating radiator.

Kitchen

Fitted with a range of wall and base units with granite worksurfaces and an integrated dishwasher. central heating radiator and three double glazed windows.

Utility

Wall and base units, circular sink and drainer, space for a washing machine and dryer, tiled flooring and a central heating radiator.

Study

Double glazed window and a central heating radiator.

First Floor Landing

Loft access.

Bedroom One

Dual aspect double glazed windows and two central heating radiators.

En Suite

Fitted with a shower cubicle, wash hand basin and a w.c. Double glazed window and a central heating radiator.

Bedroom Two

Dual aspect double glazed windows and a central heating radiator.

Bedroom Three

Two double glazed windows, loft access and a central heating radiator.

Bedroom Four

Further double room with double glazed window and a central heating radiator.

Bathroom

Fitted with a shower cubicle, wash hand basin and a w.c. Central heating radiator and fully tiled walls.

Exterior

Lawned garden to the front. Large mature lawned gardens to the side and rear, mature trees and paved patio area.

Parking

Block paved driveway leading to the garage.

Double Garage

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/RFD110801



welcome to

The Chestnuts Rosefields, Gainsborough

- ****NO UPWARD CHAIN****
- Spacious four-bedroom detached family home
- Multiple reception rooms offering versatile living space
- En suite to bedroom one and a family bathroom
- Driveway for parking leading to the double garage

Tenure: Freehold EPC Rating: B

Council Tax Band: E

Awaiting Photograph

£420,000



view this property online williamhbrown.co.uk/Property/RFD110801

Please note the marker reflects the
postcode not the actual property



Property Ref:
RFD110801 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01777 704248



retford@williamhbrown.co.uk



10-12 Grove Street, RETFORD,
Nottinghamshire, DN22 6JR



williamhbrown.co.uk