FOR SALE







Hawthorn Avenue, Gainsborough

3 Bedrooms, 1 Bathroom, End Terrace House

Offers In Region Of £187,500

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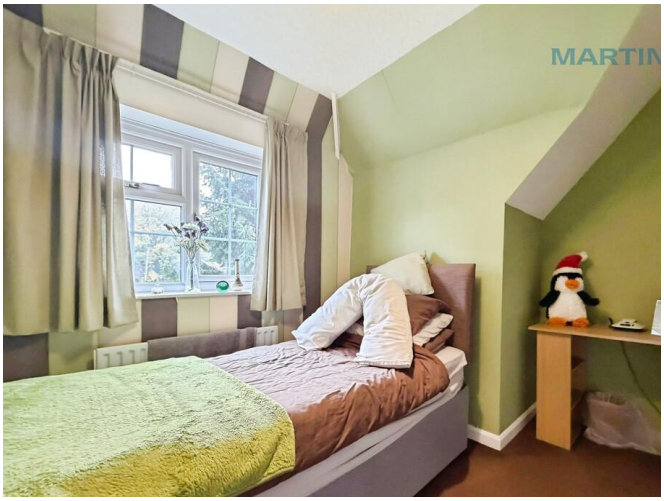
Hawthorn Avenue,

Gainsborough

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- **Exceptional large corner plot**
- **Beautiful established garden**
- **Conservatory overlooking the gardens**
- **Three generous first-floor bedrooms**
- **Large private driveway & garage**
- **Viewing recommended**



Exceptional Corner Plot | Three-Bedroom Home | Conservatory Overlooking Established Gardens | Modern Kitchen & Bathroom | Large Private Driveway | Garage | End-Terrace with a Detached Feel

An excellent opportunity to acquire a particularly appealing three-bedroom home occupying an exceptionally generous corner plot on Hawthorn Avenue, Gainsborough. Although technically an end-of-terrace property, its position and orientation give the home a distinctly more open and spacious feel, with substantial gardens extending around the property and excellent separation from neighbouring homes.

The outdoor space is undoubtedly one of the property's major attractions, with effectively three separate garden areas providing a variety of uses, alongside a large private driveway with ample parking for several vehicles and a separate garage.

Internally, the property has been thoughtfully arranged to provide comfortable family accommodation, with a modern kitchen, ground-floor bathroom, a versatile lounge/dining room and a beautiful conservatory overlooking the established rear garden. Upstairs are three generous bedrooms, with two also benefiting from useful built-in storage cupboards that could potentially offer further flexibility for a future owner wishing to reconfigure the accommodation, subject to any necessary permissions.

Ground Floor

The entrance leads into the main hallway, providing access to the principal ground-floor rooms and stairs rising to the first floor.



The lounge/dining room is a particularly versatile and characterful space, providing room for both comfortable seating and a dedicated dining area. The lounge has been opened through into the conservatory, creating a fantastic extension of the living accommodation and allowing the garden to become a natural continuation of the living space.

The conservatory is a real highlight, overlooking the beautifully maintained and established gardens. With excellent views across the outdoor space, it provides a wonderful setting for morning coffee, relaxing with a book or entertaining guests throughout the year.

The modern kitchen is fitted with a range of contemporary units and work surfaces, providing a practical and attractive space for everyday cooking. Its position within the ground-floor layout also makes it easily accessible from the main living and dining areas and outside space when entertaining.

A good-sized three-piece bathroom is also located on the ground floor, offering further convenience and making the layout particularly practical for family living.

First Floor

The first-floor landing provides access to three generous bedrooms.

The principal bedroom offers excellent proportions and plenty of space for a range of bedroom furniture.

Bedroom two is another substantial room, with useful storage provided by a built-in cupboard.

Bedroom three is also a generous room and benefits from additional storage. These existing storage cupboards could provide useful options for a future owner looking to reconsider the layout or configuration of the first floor, subject to the necessary permissions and practical considerations.





Outside

The gardens are a defining feature of this property.

Occupying a large corner plot, the property enjoys three distinct garden areas, providing an unusual amount of outdoor space for this type of home. The gardens have been well maintained and established, with mature planting and a variety of areas that could be used for relaxing, dining, entertaining, gardening or family enjoyment.

The conservatory enjoys an attractive outlook across the principal garden, creating a particularly pleasant connection between the indoor and outdoor spaces.

A large private driveway provides ample off-road parking for several vehicles, while a separate garage offers valuable additional storage and parking provision.

The positioning of the property gives it an open, spacious feel that is quite different from the typical end-of-terrace home, making the plot and outside space a particularly compelling feature.

Location

Hawthorn Avenue is an established residential location in Gainsborough, with local amenities, schools and transport connections within convenient reach. Gainsborough Central railway station is approximately 500 metres from the property, providing useful connections for commuters and those travelling further afield.

The property is also well placed for access to the wider town, including the range of shops, services and leisure facilities available in Gainsborough.

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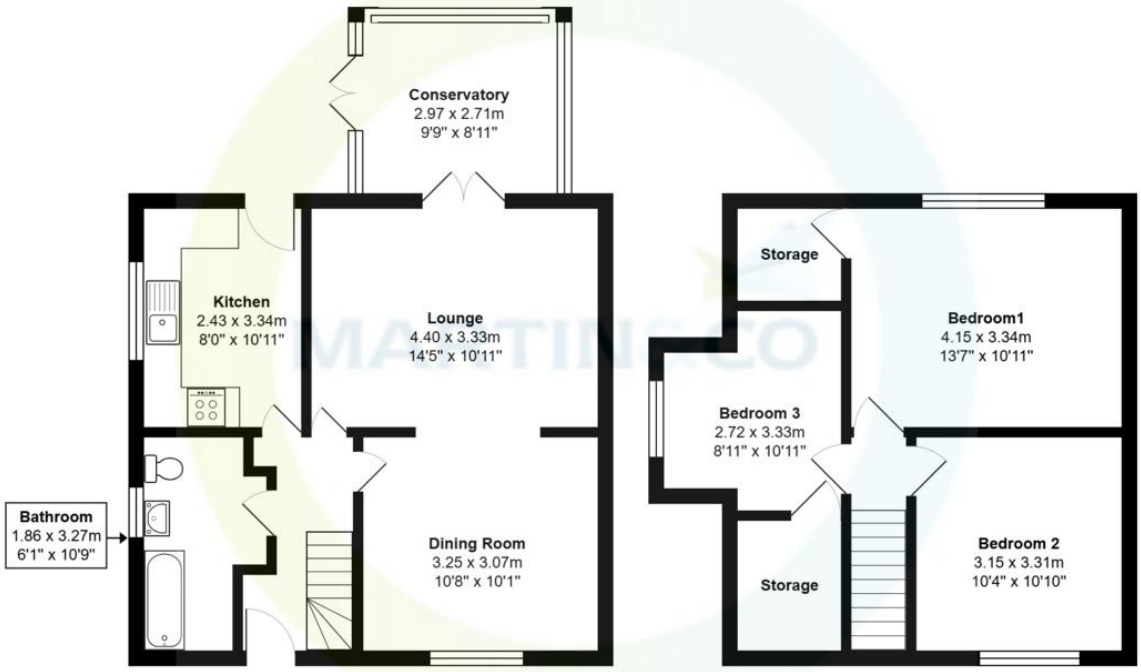


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