



15 Laurel Close, Gainsborough

£114,995 Freehold

MODERN MID TERRACE HOME • NO UPWARD CHAIN • CUL-DE-SAC LOCATION • SUPERBLY PRESENTED THROUGHOUT • 2 BEDROOMS • STYLISH FITTED BREAKFAST KITCHEN • SPACIOUS MAIN LOUNGE • THREE PIECE BATHROOM SUITE • ALLOCATED PARKING • VIEW VIA OUR GAI

Modern 2-bed home in quiet Gainsborough cul-de-sac. Stylish kitchen, bright living room, parking, low maintenance gardens. Ideal for first-time buyers or investors. No rear garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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Central Entrance Hallway

Includes a front uPVC double glazed entrance door with inset patterned glazing, attractive vinyl flooring and openings leads through to;

Spacious Main Lounge

12' 6" x 13' 9" (3.81m x 4.20m)

With a front bow uPVC double glazed window, TV input, wood strip flooring, a feature log effect fireplace with attractive tiled hearth with oak beam and a dog legged staircase leads to the first floor accommodation with open spell balustrading and matching newel post with adjoining grab rail.

Stylish Fitted Breakfasting Kitchen

5' 9" x 12' 6" (1.75m x 3.80m)

Including a dual aspect with front and side uPVC double glazed windows. The kitchen includes a range of shaker style light fronted low level units, drawer units and wall units with down lighting and rounded black pull handles and a laminate working top surface incorporating a one and a half ceramic sink bowl unit with block mixer tap and drainer to the side with ceramic tiled splash backs, a range of appliances including a Beko electric oven with a Cooke and Lewis induction hob with overhead canopied extractor fan with down lighting, plumbing for a washing machine, space for a tall fridge freezer and continuation of vinyl flooring with ceiling spotlights and a wall mounted black towel heater.





First Floor Landing

Provides loft access and doors leading off to;

Master Bedroom 1

12' 6" x 10' 10" (3.80m x 3.30m)

With a front uPVC double glazed window, TV input, a built-in over the stairs storage cupboard which houses an Ideal Logic gas combi boiler and a built-in wardrobes with sliding mirrored door.

Front Bedroom 2

6' 2" x 8' 11" (1.88m x 2.72m)

With a front uPVC double glazed window.

Main Bathroom

6' 2" x 6' 4" (1.88m x 1.93m)

With a side uPVC double glazed window with frosted glazing and a three piece suite comprising a panelled bath with overhead Tritan electric shower with mermaid boarding splash back and glazed screen, vanity wash hand basin with storage units beneath and a low flush WC, cushioned flooring and a wall mounted towel heater in black.

Grounds

To the front of the property provides a low maintenance gravelled top front which could allow for extra parking with adjoining lawn and further driveway leading to allocated parking and a hard standing area allowing ample space for a storage shed if required.



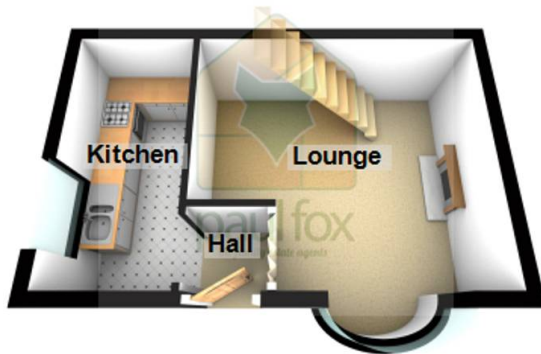






Ground Floor

Approx. 23.4 sq. metres (251.9 sq. feet)



First Floor

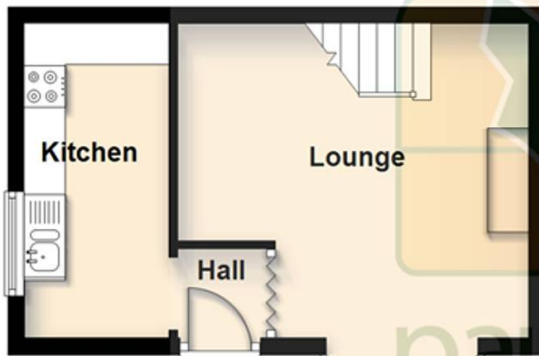
Approx. 23.1 sq. metres (249.0 sq. feet)



Total area: approx. 46.5 sq. metres (500.9 sq. feet)

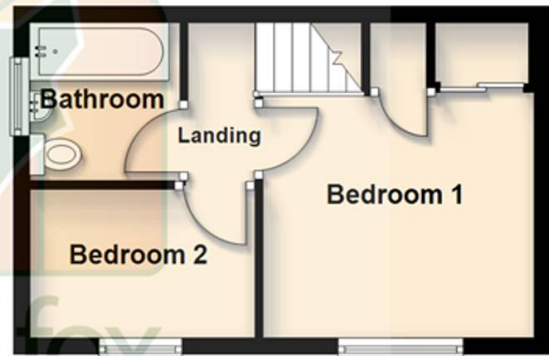
Ground Floor

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First Floor

Approx. 23.1 sq. metres (249.0 sq. feet)



Total area: approx. 46.5 sq. metres (500.9 sq. feet)

You can include any text here. The text can be modified upon generating your brochure