



77 GAINSBOROUGH ROAD
GAINSBOROUGH, DN21 3RU

£325,000
FREEHOLD

A Rare Opportunity – Stunning Fully Renovated 3-Bedroom Family Home finished to an incredible standard with open paddock land views to the rear



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DESCRIPTION

An absolute rare opportunity to acquire this beautifully presented three-bedroom family home, new to the market and having undergone a comprehensive scheme of renovation by the current owners. Every detail has been updated, from windows and heating system to a brand-new kitchen, bathroom, redecorations throughout, and a crisp rendered exterior.

The property enjoys a non-overlooked position to both front and rear, with open views of paddock land to the back. Inside, the accommodation is equally impressive. The light and airy front room leads into the heart of the home – a large open-plan kitchen diner, complete with quartz worktops, ample windows, and French doors that flood the space with natural light. This is a perfect area for modern family living and entertaining.

Further ground floor highlights include a separate utility room and downstairs WC.

Upstairs, there are three generously sized double bedrooms, with the master enjoying its own en suite shower room. A spacious family bathroom serves the remaining bedrooms and offers both a panelled bath with shower over and a separate shower cubicle.

Externally, the home stands proudly off the road with excellent kerb appeal, and to the rear, a private garden setting complements the quality within.

Offered chain free for ease of purchase, this turnkey property is ready to move straight into – a truly stunning home not to be missed.

ENTRANCE

Spotlight to ceiling, stairs to first floor and radiator

LIVING ROOM

Spotlights to ceiling with a uPVC double glazed window to front aspect and a radiator.

KITCHEN DINING ROOM

Newly renovated by the current owners, this stunning kitchen is a wonderfully light and airy space with a high-end finish

Spotlights to ceiling, uPVC window to rear aspect, a range of shaker style wall and base units, quartz worktops, integrated dishwasher and fridge freezer, induction hob and eye level fan assisted electric oven, breakfast bar which then leads you into the dining space with French doors onto the rear garden

UTILITY ROOM

Spotlight to ceiling, half glazed door to rear aspect, space and plumbing for a washing machine and tumble dryer in addition there is also great storage in the way of wall and base units with quartz units

GROUND FLOOR WC

Light to ceiling, low flush WC, vanity housed hand wash basin and radiator

FIRST FLOOR LANDING

Spotlights and loft hatch access to ceiling,

BEDROOM ONE

Spotlights to ceiling, uPVC double glazed window and radiator

EN-SUITE

Spotlights to ceiling, walk in shower with sliding glass door, vanity housed handwash basin and low flush WC

BEDROOM TWO

Spotlights to ceiling, uPVC double glazed window and radiator



BEDROOM THREE

Spotlights to ceiling, uPVC double glazed window and radiator

FAMILY BATHROOM

Panelled bath with shower over, vanity housed hand wash basin, low flush WC and shower cubical

EXTERNAL

Externally, the property is approached via a large sweeping driveway providing ample off-road parking and access to the attached garage. The front garden is laid to lawn with a neat privet hedge, creating a welcoming approach. To the rear, the gardens enjoy a non-overlooked position with open public land beyond, offering excellent privacy. A spacious patio and generous lawn make this the perfect setting for relaxing or entertaining, with both the front and rear aspects benefitting from a private disposition.

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ADDITIONAL INFORMATION

Local Authority –

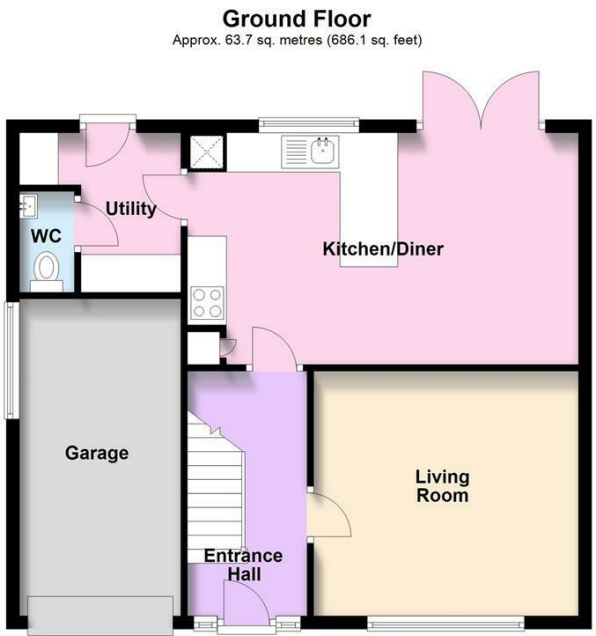
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1065.00 sq ft

Tenure – Freehold





Total area: approx. 111.7 sq. metres (1202.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		67	
(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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