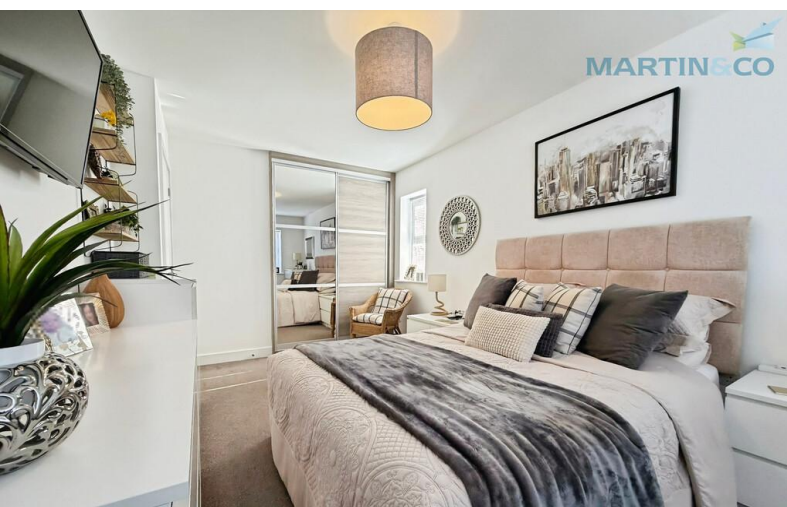


**FOR SALE**

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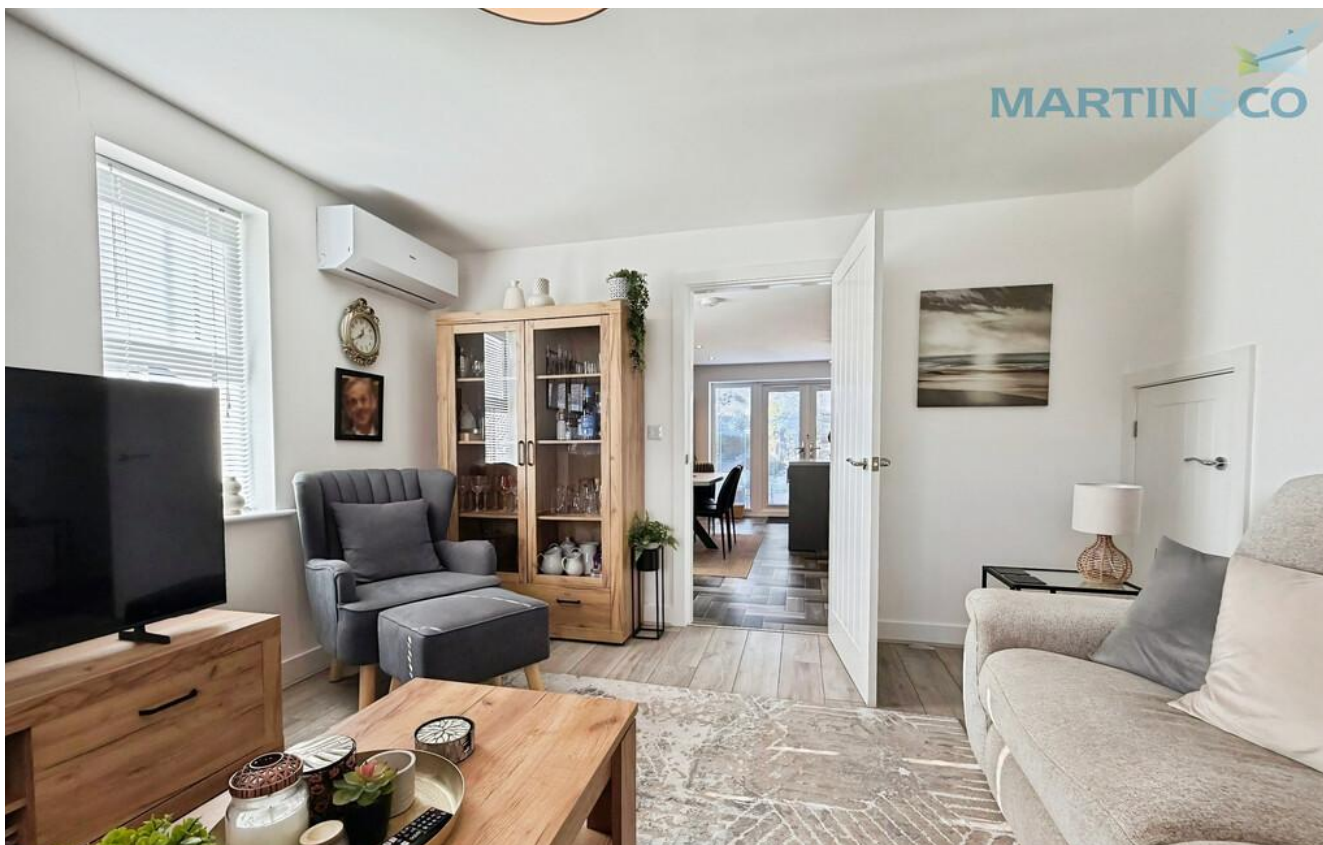


**Parkside Way, Gainsborough**

**3 Bedrooms, 2 Bathroom + GF W/C, Detached House**

**Offers In Excess Of £200,000**

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## Parkside Way, Gainsborough

3 Bedrooms, 2 Bathroom + GF W/C

**Offers In Excess Of £200,000**

- Three-bedroom detached home
- Fully redecorated to showroom standard
- Principal bedroom with en-suite
- Off-road parking and enclosed rear garden
- Ground floor W/C for added convenience

**Showroom-Standard Presentation | Three-Bedroom Detached Home | Air Conditioning | Spacious Kitchen-Diner | En-Suite | Off-Road Parking | Remaining New-Build Warranty**

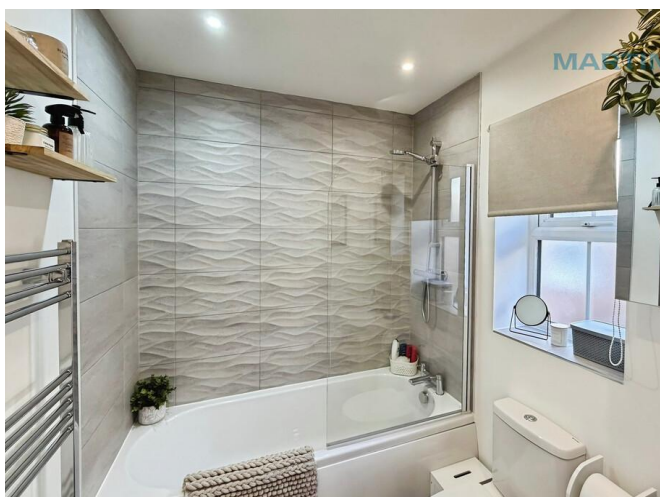
Beautifully presented and ready to move into, this three-bedroom detached home on Parkside Way has been fully redecorated by the current owner to an excellent, showroom-standard finish. Offering well-proportioned accommodation, a spacious kitchen-diner with island, air conditioning in the lounge and an enclosed rear garden overlooking open green space, this is an appealing home for buyers seeking modern, comfortable living.

Upon entering, the entrance hall provides access to the ground floor, with stairs rising to the first floor and laminate flooring continuing through to the principal living areas.

The lounge is a welcoming space, featuring laminate flooring, useful under-stairs storage and windows to the front and side, allowing plenty of natural light. A full air conditioning unit provides additional comfort throughout the year.

The spacious kitchen-diner is a real highlight, offering a range of wall and base units, a central island and ample space for both cooking and dining. The kitchen includes a composite sink, cooker with extractor, integrated dishwasher and washing machine, while French doors open directly onto the rear garden, creating a lovely connection between indoor and outdoor living.

A ground-floor cloakroom, fitted with a WC and wash basin, adds further convenience.





Upstairs, the principal bedroom benefits from fitted wardrobes and its own en-suite shower room, complete with shower cubicle, wash basin, WC and heated towel rail. Bedroom two is another well-proportioned room with fitted wardrobes, while bedroom three offers flexibility for use as a child's bedroom, guest / dressing room, or home office.

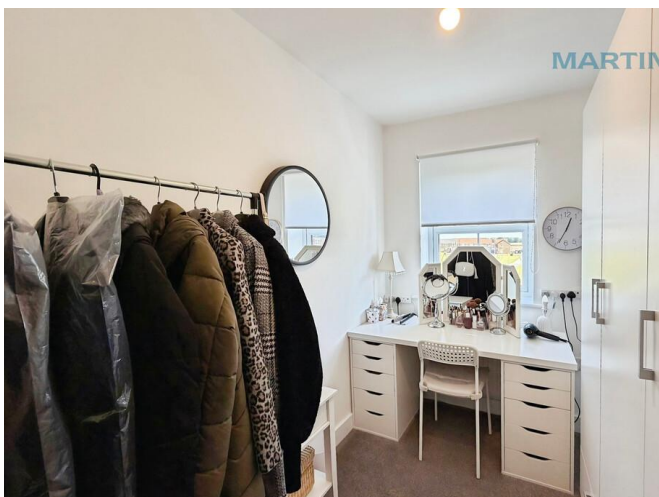
The property also retains the remaining balance of its new-build warranty, offering additional peace of mind for the next owner.

Having been fully redecorated and presented to such a high standard, this is a home that is well worth viewing to appreciate the finish, layout and outlook on offer.

The family bathroom completes the first-floor accommodation and comprises a bath with shower attachment, wash basin and WC.

Outside, the property benefits from off-road parking to the front, with a pathway leading to the entrance. To the rear, the enclosed garden features a lawn, patio seating area and a garden shed with electrical provision, alongside gated rear access. The property also enjoys an attractive outlook over open green space, with nearby dog-walking routes adding to the appeal of the setting.

*Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute Assured Compliance to facilitate the AML checks. A fee will be charged for each individual AML check conducted £45.00 + VAT.*





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