



## 48 IRWIN ROAD GAINSBOROUGH, DN21 3LS

**£194,950**  
**FREEHOLD**

STYLISH THREE STOREY FAMILY HOME WITH NO ONWARD CHAIN

A beautifully presented three double bedroom townhouse offering spacious and versatile living across three floors, featuring a modern dining kitchen, conservatory, en-suite to the master and low-maintenance garden. Positioned in the popular village of Blyton, this turnkey home is ideal for families, professionals or first-time buyers seeking space, flexibility and convenience.



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## 48 IRWIN ROAD

### DESCRIPTION

IRWIN ROAD, BLYTON

NO ONWARD CHAIN | THREE DOUBLE BEDROOMS |  
THREE STOREY TOWNHOUSE | FANTASTIC FAMILY HOME

Offered with No Onward Chain, this beautifully presented three double bedroom three storey townhouse on Irwin Road in the sought-after village of Blyton provides spacious and versatile accommodation perfectly suited to modern family living. Well maintained throughout and ready to move straight into, the property offers flexible living space across three floors together with a conservatory, enclosed rear garden and an attractive frontage.

Step inside the welcoming entrance hallway where you will find access to a versatile study / playroom, which could equally be utilised as a fourth bedroom if required, together with a convenient ground floor WC fitted with wash hand basin and WC. To the rear of the property is the spacious modern fitted kitchen, boasting a range of sleek wall and base units with complementary worktops, freestanding range oven and hob with extractor fan over, integrated dishwasher and fridge freezer, and ample space for a dining table - creating an ideal social hub of the home. A door leads directly into the rear facing conservatory, a lovely additional reception space enjoying garden views with French doors opening onto the rear garden.

To the first floor is a bright and airy lounge positioned to the rear, featuring double French doors with Juliette balconies allowing plenty of natural light and enjoying open views beyond. Also on this level is Bedroom Three, a good size double bedroom to the front aspect complete with fitted wardrobe.

Moving up to the second floor you will find Bedrooms

One and Two, both generous doubles. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room comprising shower cubicle, wash hand basin and WC. Bedroom Two also enjoys fitted wardrobes providing practical storage. The family bathroom is also located on this floor and is fitted with a bath with shower mixer tap, wash hand basin and WC, providing practicality for family living.

Externally, the front garden is laid to lawn with pathway leading to the entrance, while to the rear is an enclosed low-maintenance garden designed for ease of upkeep, featuring artificial grass and feature paving together with gated rear access - ideal for bins and day-to-day practicality.

The property further benefits from a separate garage with up-and-over door and driveway hardstanding to the front, providing valuable off-road parking and storage.

A superbly laid out and highly adaptable home in a popular village location, ideal for families, professionals and first-time buyers alike. Viewing is highly recommended to fully appreciate the space and flexibility on offer.

### Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and doors leading to the study/playroom, kitchen and ground floor WC.

### Study / Playroom / Bedroom Four

A versatile front-facing room ideal as a home office, playroom or optional fourth bedroom depending on individual needs.

### Ground Floor WC

Fitted with low level WC and wash hand basin.



### **Dining Kitchen**

A spacious modern fitted kitchen boasting a range of sleek wall and base units with complementary worktops, freestanding range oven and hob with extractor fan, integrated dishwasher and fridge freezer, and ample space for a dining table creating an excellent social hub of the home.

### **Conservatory**

Rear facing quality conservatory providing an additional reception space with French doors opening directly onto the garden and pleasant outlook over the rear. Please note: The conservatory image is a previous photograph and is for illustrative purposes.

### **First Floor Landing**

Providing access to the lounge and bedroom three.

### **Lounge**

A bright and airy rear facing living room featuring double French doors with Juliette balconies allowing plenty of natural light and enjoying open views beyond.

### **Bedroom Three**

Good size double bedroom positioned to the front aspect benefitting from a fitted wardrobe.

### **Second Floor Landing**

Providing access to bedrooms one and two together with the family bathroom.

### **Bedroom One**

Generous principal double bedroom with fitted wardrobes and access to a modern en-suite shower room.

### **En-Suite Shower Room**

Comprising shower cubicle, wash hand basin and WC with contemporary tiling.

### **Bedroom Two**

Another comfortable double bedroom positioned to the front aspect with fitted wardrobes.

### **Family Bathroom**

Fitted with panelled bath, wash hand basin and WC.

### **Outside**

To the front is a lawned garden with pathway leading to the entrance. The rear garden is enclosed and low maintenance, designed for ease of upkeep with artificial grass and feature paving together with gated rear access ideal for bins and everyday practicality. The property further benefits from a separate garage with up-and-over door and driveway hardstanding to the front, providing valuable off-road parking and storage.

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### ADDITIONAL INFORMATION

**Local Authority –**

**Council Tax – Band B**

**Viewings – By Appointment Only**

**Floor Area – 1281.00 sq ft**

**Tenure – Freehold**





TOTAL FLOOR AREA: 1232 sq.ft. (114.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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

[enquiries@biltons.co.uk](mailto:enquiries@biltons.co.uk)

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