



Squires Gate, Gunthorpe PE4 7BT

£220,000



*** EXCEPTIONALLY PRESENTED 3 BEDROOM HOME *** " Located in a cul de sac location, this semi detached home is perfect for first time buyers or families. Featuring an entrance hall, lounge/diner, modern kitchen, 3 bedrooms, bathroom, a low maintenance rear garden and parking to the front. EPC Currently Unavailable/ Council Tax Band - B ".



ENTRANCE

Door to front, radiator and stairs to first floor.

LIVING AREA

10' 3"(min) (3.12m) 11' 6"(max) x 15' 3"(min)(3.51m x 4.65m) 16' 8" (max) (5.08m) (approx) Window to front and opens into:-

DINING AREA

6' 6" x 10' 2" (1.98m x 3.10m) (approx) Bifold door to rear and radiator.

KITCHEN

7' 7" x 10' 7" (2.31m x 3.23m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated oven, hob, plumbing for a washing machine, space for a freestanding fridge/ freezer, wall mounted gas boiler and cupboard. Window to rear and door to side.

FIRST FLOOR LANDING

Loft access, and airing cupboard. Window to side.

BEDROOM 1

11' 3" x 14' 7" (3.43m x 4.45m) (approx) Window to front and radiator.

BEDROOM 2

8' 6" x 11' 3" (2.59m x 3.43m) (approx) Window to rear and radiator.

BEDROOM 3

7' 6" (max)(2.29m) 8' 8"(min) x 6' 0" (2.64m x 1.83m) (approx) Window to front and radiator.

BATHROOM

6' 0" x 6' 5" (1.83m x 1.96m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. Window to rear.

OUTSIDE

The rear of the property has a low maintenance garden, There is Astroturf and porcelain slabs with two garden sheds. The front of the property is block paved with a gravel planted area.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

AGENT NOTES

The vendor has advised us that the boiler was new in 2025.

Bedroom one the wardrobe can stay.

The vendor has advised us loft has integrated loft ladder and is boarded.

