



23 Pilgrim Grove, Gunthorpe PE4 7FB

£425,000



*** NO ONWARD CHAIN *** " Guide price of £400,000 - £425,000 for this immaculately presented 5 bedroom home. The ground floor comprises of an entrance hall with built in wardrobe, living room with bay window, a spacious nearly 25ft long (approx) kitchen/diner which has been refitted, utility room, cloakroom, integral garage and garden. The first floor has 5 bedrooms with an en-suite to bedroom one and a family bathroom. Viewings are highly recommended to appreciate the location and presentation of this home. EPC Energy Rating - B/Council Tax Band - E".

ENTRANCE HALL

Door to front, build in wardrobe, window to front and stairs to 1st floor.

CLOAKROOM

Fitted with a two piece suite comprising low level W/C, wash hand basin and heated towel rail.

LIVING ROOM

14' 8" (into bay) 13'7" (MIN) x 11' 9" (4.47m x 3.58m) APPROX. Bay window to front

KITCHEN / DINER

24' 6" x 8' 8" (MIN) 10'4" (MAX) (7.47m x 2.64m) APPROX. Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, integrated double oven, hob with extractor fan, space for freestanding fridge/freezer, integrated dishwasher. Radiator, french door to rear and UVPC double glazed window to rear.

UTILITY ROOM

8' 0" x 5' 4" (2.44m x 1.63m) APPROX. Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, radiator, door to rear and door to garage.

FIRST FLOOR LANDING

BEDROOM 1

UVPC double glazed window to rear and radiator.

ENSUITE

Irregular shape. Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail. Window to rear.

BEDROOM 2

10' 2" x 14' 2" (MAX) 10'2" (MIN) (3.10m x 4.32m) APPROX. UVPC glazed window to front and radiator.

BEDROOM 3

11' 4" x 8' 9" (3.45m x 2.67m) APPROX. UVPC double glazed window to rear and radiator.

BEDROOM 4

8' 9" x 8' 9" (2.67m x 2.67m) APPROX. UVPC double glazed window to front and radiator.

BEDROOM 5 / STUDY

7' 3" x 7' 3" (2.21m x 2.21m) APPROX. UVPC double glazed window to front and radiator.

BATHROOM

Fitted with a four piece suite comprising low level W/C, wash hand basin, bath and shower cubicle. Window to rear. Heated towel rail.

OUTSIDE

The front has a driveway. The rear of the property is laid to lawn and has patio area.

GARAGE

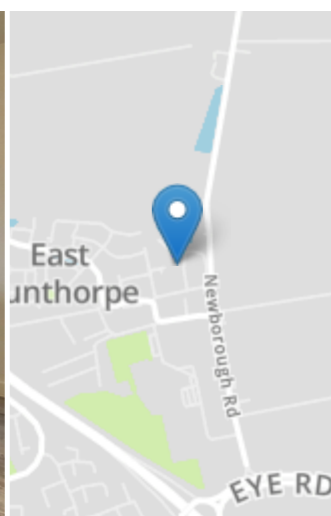
17' 0" x 8' 7" (5.18m x 2.62m) APPROX.

AGENT NOTES

Please note we have been advised by the original builder (Keepmoat) that the management company for the area is First Port. Whilst no service charges are paid currently on this particular property, we are aware and are advising you that there will be charges on this property in the future, to fall in line with the rest of the development. We have been in contact with Firstport and Keepmoat, and are not in receipt of how much these charges will be.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		