



# 49 Enderby Crescent, Gainsborough, Lincolnshire. DN21 1XQ

- SPACIOUS DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN OPEN PLAN KITCHEN DINER
- SPACIOUS GARDEN ROOM & LOUNGE
- CONTEMPORARY BATHROOM SUITE
- GENEROUS PRIVATE REAR GARDEN WITH GARAGE/WORKSHOP
- AMPLE OFF ROAD PARKING



## PROPERTY DESCRIPTION

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**\*\*BEAUTIFULLY PRESENTED DETACHED FAMILY HOME\*\*\*\*MODERN FITTED OPEN PLAN KITCHEN DINER\*\*\*\*BOILER INSTALLED 2017\*\*** Located in a popular residential area of Gainsborough. This spacious detached family home Has been immaculately maintained throughout, offering generous reception rooms, detached garage with workshop and a private rear garden. The home briefly comprises a porch, entrance hall, lounge, modern fitted open plan kitchen diner with attractive quartz countertops, large garden room and ground floor toilet. The first floor offers three bedrooms serviced by a contemporary bathroom suite. Externally the home offers ample off road parking with a wrought iron gate providing secure access to the detached garage & workshop. The rear garden is beautifully maintained being mainly paved for easy maintenance leading onto a lawned section, with a variety of mature plants and shrubs bordering. the rear garden also enjoys a pond and has the added benefit of being fully enclosed and private. Viewings are highly recommended!



## ROOM DESCRIPTIONS

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### ENTRANCE PORCH

1.30m x 2.30m (4' 3" x 7' 7"). With a secure PVC door with obscured glass inserts and adjoining double glazed side lights and an internal door allowing access into;

### ENTRANCE HALL

4.66m x 1.87m (15' 3" x 6' 2") maximum. With solid wood internal doors allowing access into the lounge and open plan kitchen diner, useful understairs storage cupboard, single flight staircase allowing access to the first floor landing with solid wood open balustrading and carpeted flooring.

### FRONT LIVING ROOM

4.12m x 3.86m (13' 6" x 12' 8"). Enjoying a front uPVC double glazed window, wall to ceiling coving, carpeted flooring, TV point, electric point and central gas fire with decorative surround.

### OPEN PLAN MODERN FITTED KITCHEN/DINER

0.54m x 5.83m (1' 9" x 19' 2"). With a rear uPVC double glazed window, PVC door with frosted glass interests allowing access to the drive and uPVC double French doors allowing access into the garden room. The kitchen enjoys an extensive range of wall and base units finished in a high gloss white with a complementary quartz countertop, one and a half sink unit and drainer, free standing gas cooker, ample space for appliances, attractive tiled splash back, tiled effect vinyl flooring and understairs storage cupboard.

### GARDEN ROOM

5.46m x 3.34m (17' 11" x 11' 3"). With uPVC double glazed windows throughout and twin French doors giving access to the rear gardens paved patio entertainment area, attractive laminate flooring, multiple electric socket points and internal door allowing access into;

### GROUND FLOOR WC

Includes a two piece suite comprising a low flush WC and wall mounted wash hand basin.

### FIRST FLOOR LANDING

2.85m x 2.56m (9' 4" x 8' 5"). With internal doors allowing access into three bedrooms and the main family bathroom.

### MASTER BEDROOM 1

4.08m x 3.48m (13' 5" x 11' 5"). With a front uPVC double glazed window, carpeted flooring, electric socket point and modern built in wardrobes.

### REAR DOUBLE BEDROOM 2

3.71m x 3.17m (12' 2" x 10' 5"). With a rear uPVC double glazed window, carpeted floors and multiple electric socket points.

### FRONT BEDROOM 3

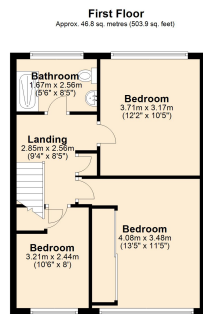
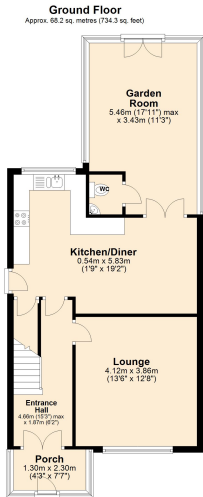
3.21m x 2.44m (10' 6" x 8'). With a front uPVC double glazed window, wood laminate flooring and electric socket points.

### MODERN FITTED FAMILY BATHROOM

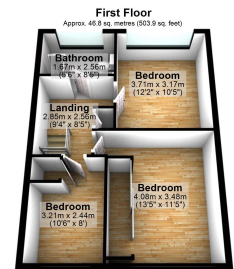
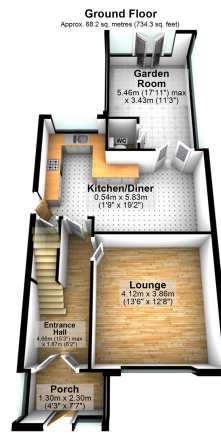
1.67m x 2.56m (5' 6" x 8' 5"). With a rear uPVC double glazed window, a three piece suite comprising a wash hand basin with vanity unit



# FLOORPLAN & EPC



Total area: approx. 115.0 sq. metres (1238.3 sq. feet)  
Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part any contract or warranty. Plan produced using PlanIt.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>69</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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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