



38 Canberra Crescent, Hemswell, Gainsborough, Lincolnshire. DN21 5TZ

- SOUGHT AFTER LOCATION
- DETACHED FAMILY HOME
- GENEROUS PLOT WITH PRIVATE REAR GARDEN
- SPACIOUS LOUNGE, DINING ROOM, GARDEN ROOM & STUDY
- FOUR DOUBLE BEDROOMS
- DOUBLE GARAGE & OFF ROAD PARKING
- OPEN FIELD VIEWS TO REAR



PROPERTY DESCRIPTION

****STUNNING OPEN FIELD VIEWS TO REAR**** ****SPACIOUS DETACHED FAMILY HOME**** Situated on a quiet estate in the popular village of Hemswell this spacious detached family home offers an ideal property for a growing family with plenty of space internally and externally and a fantastic opportunity for further expansion above the double garages. The home briefly comprises an entrance hall, spacious lounge, dining room, garden room, kitchen, utility, ground floor shower room and study/music room. The first floor offers four spacious double bedrooms serviced by a large family bathroom suite. Externally the home has a generous frontage being mainly laid to lawn with a drive to the right providing off road parking whilst giving access to the garage. The vast, private and enclosed rear garden is mainly laid to lawn with a paved patio entertainment area. The garden enjoys stunning open field views to the rear.



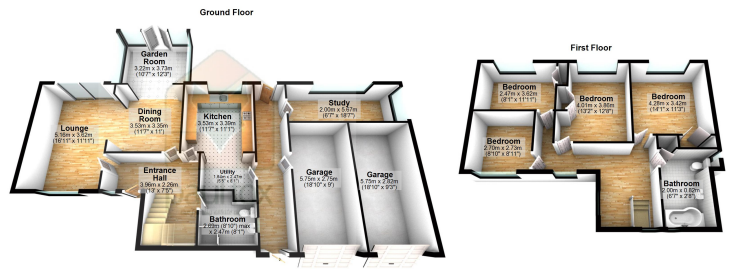
ROOM DESCRIPTIONS



FLOORPLAN & EPC



Floor plans are intended to give a general indication of the layout only. All heights and dimensions are not intended to form part of any contract or warranty. Please disregard any discrepancies.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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