



7 Hawksland Close, Upton, Gainsborough, Lincolnshire. DN21 5FF

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- SOUGHT AFTER VILLAGE LOCATION
- QUIET CUL-DE-SAC POSITION
- SPACIOUS LOUNGE, DINING ROOM, CONSERVATORY & STUDY
- FOUR GENEROUS BEDROOMS WITH MASTER EN-SUITE
- GENEROUS PRIVATE REAR GARDEN WITH WOODLAND VIEWS
- DOUBLE GARAGE WITH DRIVE



PROPERTY DESCRIPTION

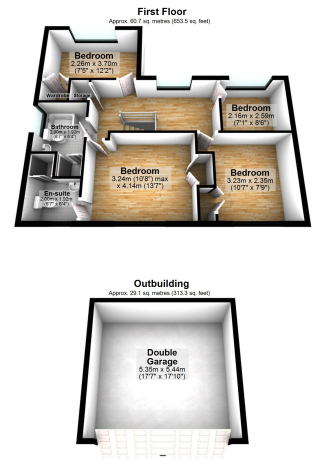
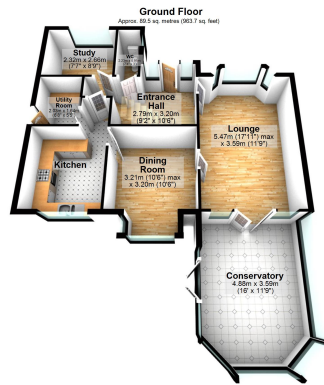
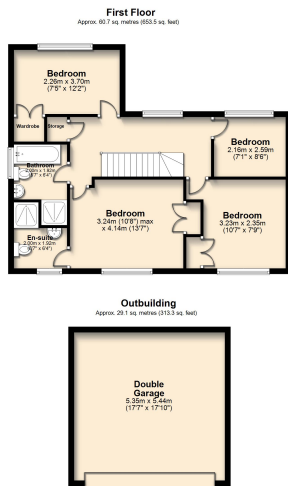
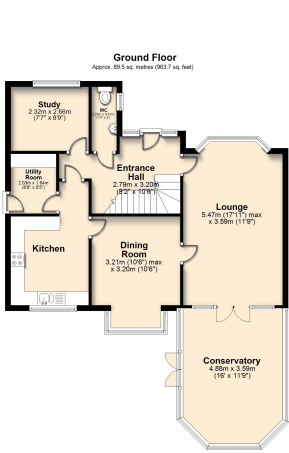
****STUNNING EXECUTIVE DETACHED FAMILY HOME****SOUGHT AFTER VILLAGE LOCATION**** Situated towards the end of a quiet cul-de-sac in the popular village of Upton this beautifully presented detached family home would make a perfect turn key property ready for its new owners to move straight into. The home is on a highly desirable close surrounded by detached bungalows and houses and also enjoys woodland views to the rear. The home briefly comprises an entrance hall, lounge, conservatory, dining room, study, fitted kitchen, utility room and ground floor W.C. The first floor offers four generous bedrooms serviced by an attractive four piece bathroom suite. The master bedroom has the added benefit of an en-suite with three of the four bedrooms enjoying built-in wardrobes. Externally the home occupies an exceptional plot with a landscaped frontage and a drive to the right providing off road parking whilst giving access to the detached double garage. The mature rear garden is mainly laid to lawn with beautiful forest views to the rear. The garden also has the added benefit of a summer house, green house and pebbled entertaining area. Viewings are highly recommended!



ROOM DESCRIPTIONS



FLOORPLAN & EPC



Total area: approx. 179.3 sq. metres (1930.5 sq. feet)
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. Plans produced using Planity.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	75	
(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	

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