



## 2 Falcon Grove, Gainsborough, Lincolnshire. DN21 1GQ

- SPACIOUS END OF TERRACE HOME
- POPULAR RESIDENTIAL LOCATION
- THREE SPACIOUS BEDROOMS
- GENEROUS LOUNGE DINER
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- GARAGE





## PROPERTY DESCRIPTION

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**\*\*SPACIOUS FAMILY HOME\*\*\*\*POPULAR RESIDENTIAL LOCATION\*\*** Well presented end of terrace home in a popular location close to shops, schools and plenty of other amenities. The home has been well maintained by the current owners and would be ready to move straight into. The home briefly comprises an entrance hall, kitchen, spacious lounge diner and ground floor toilet. The first floor offers two spacious bedrooms serviced by a family bathroom suite. The second floor consists of a generous master bedroom with en-suite and walk in wardrobe. Externally the home has a paved frontage providing off road parking for three vehicles whilst giving access to the garage. The rear garden is fully enclosed being mainly paved for easy maintenance. The garden also benefits from a wood decking entertainment area and useful wood storage shed. Viewings are highly recommended!





## ROOM DESCRIPTIONS

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### ENTRANCE HALLWAY

Enjoying a dog legged staircase rising to the first floor landing, internal doors giving access into the kitchen, lounge/diner and ground floor toilet and wood laminate flooring throughout.

### KITCHEN

Measures approx. 3.06m x 1.93m (10' 0" x 6' 4") . Enjoying a front uPVC double glazed window. The kitchen enjoys a range of fitted units comprising base drawer and wall units, complimentary worktops, stainless steel sink unit and drainer with mixer tap, tiled splash backs and integrated oven and hob with extractor hood above and space for washing machine and fridge freezer.

### LOUNGE/DINER

Measures approx. 4.68m x 4.13m (15' 4" x 13' 7"). Enjoying rear uPVC double glazed windows, adjoining uPVC double glazed French door giving access to the rear gardens paved patio, wood laminate flooring and under the stairs storage cupboard.

### FIRST FLOOR LANDING

Enjoys internal doors allowing access through to bedrooms 2 and 3 and the main family bathroom.

### REAR DOUBLE BEDROOM 2

Measures approx. 4.14m x 2.95m (13' 7" x 9' 8"). Enjoys a rear uPVC double glazed window and multiple electric socket points.

### FRONT BEDROOM 3

Measures approx. 4.10m x 2.60m (13' 5" x 8' 6"). Enjoys two front uPVC double glazed windows and multiple electric socket points.

### FAMILY BATHROOM

Enjoying a side aspect view uPVC double glazed window, a three piece suite comprising a low flush WC, pedestal wash hand basin, a bath with part tiled walls and a heated towel rail.

### MASTER BEDROOM 1

Measures approx. 7.00m x 3.03m (23' 0" x 9' 11"). Enjoying a front uPVC double glazed window, a beautiful storage cupboard, sliding mirrored wardrobe and internal doors giving access into an en-suite and a walk in wardrobe.

### EN-SUITE

Enjoys a Velux window, a three piece suite comprising a WC, wash hand basin with tiled splash back, a shower cubicle and attractive tiled vinyl flooring.

### OUTBUILDINGS

The property enjoys the benefit of a useful wood storage shed.

### GROUNDS

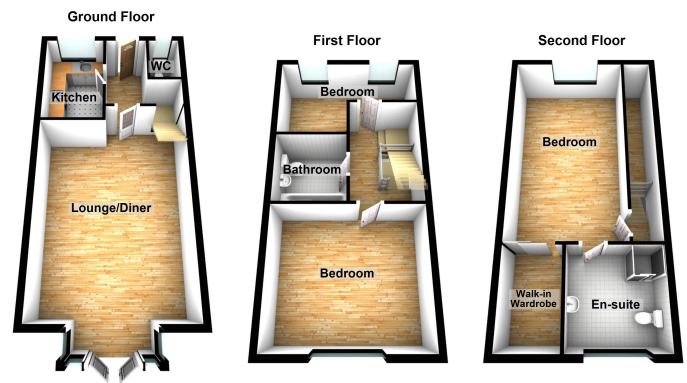
The front of the property benefits from a a mixture of concrete and blocked paved frontage providing off road parking for three vehicles whilst giving access to the garage, a gate down the side of the property gives



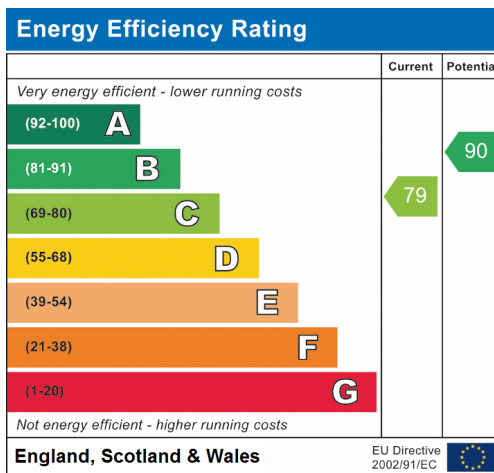
# FLOORPLAN & EPC



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 PlanUp.



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