

REDUCED

£330,000 Freehold



## 33 Rose Gardens, Lea, Gainsborough. DN21 5EW

- STUNNING NEW BUILD HOME
- SOUGHT AFTER VILLAGE LOCATION
- INTEGRATED APPLIANCES
- DOUBLE GARAGE
- AIR SOURCE HEAT PUMP
- FOUR SPACIOUS BEDROOMS WITH MASTER EN-SUITE
- £2000 WORTH OF UPGRADES
- FREE CARPETS & FLOORING THROUGHOUT
- FREE TURF TO REAR GARDEN
- FREE BUILT IN WARDROBES TO MASTER



## PROPERTY DESCRIPTION

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**\*\*NEW BUILD HOME\*\*SOUGHT AFTER VILLAGE LOCATION\*\*\*\*OVERLOOKING OPEN GREEN SPACE\*\*\*FREE CARPETS, FLOORING, INTEGRATED APPLIANCES, TURFED REAR GARDEN AND BUILT-IN WARDROBES\*\*** Situated in the sought after village of Lea is this beautiful double fronted detached family home offering fantastic space both internally and externally. The builders are including £2000 worth of upgrades included in the plot. The home briefly comprises an entrance hall, lounge, modern kitchen diner, utility room and ground floor toilet. The first floor offers four spacious bedrooms serviced by a family bathroom suite. The master has the added benefit of an en-suite and free built in wardrobes. Externally the home has a fully enclosed turfed rear garden. This lovely new home is ready to move into in November. Call us today to secure a viewing! Viewings are highly recommended.



## ROOM DESCRIPTIONS

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### Room Dimensions

Lounge - 3.434 x 5.882 11'3" x 19'4"

Kitchen/Diner - 3.433(min) 3.67(max) x 5.882  
11'3"/12'1" x 19'4"

Utility - 2.064m x 1.535 6'9" x 5'0"

Master Bedroom - 2.948(min) 3.630(max) 9'8" x  
11'11"

Bedroom 2 - 2.549 x 3.530 8'4" x 11'7"

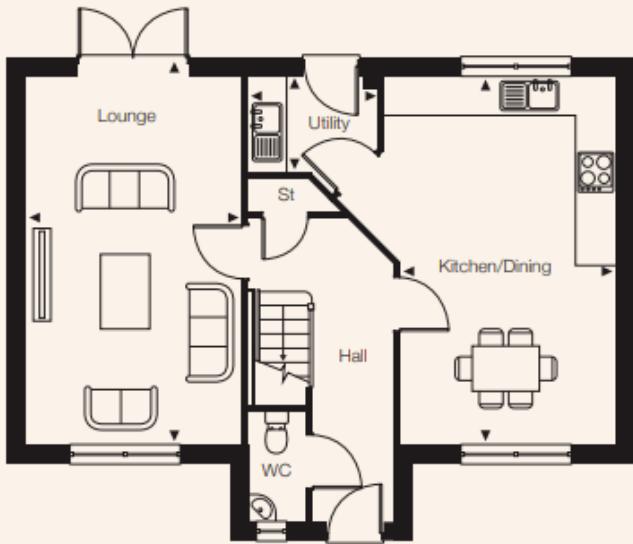
Bedroom 3 - 3.585 x 2.265 11'9" x 7'5"

Bedroom 4 - 3.463 x 2.165 11'4" x 7'1"

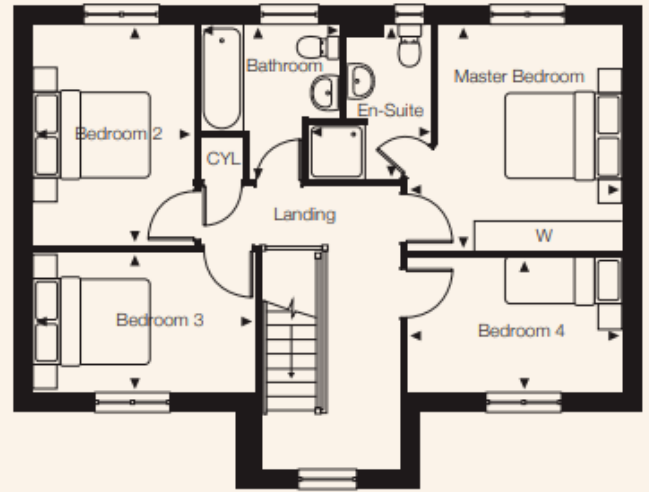
Bathroom - 2.272 x 2.510(max) 7'5" x 8'3"



# FLOORPLAN



GROUND FLOOR



FIRST FLOOR

All room dimensions are shown  $\leftrightarrow \times \updownarrow$  (M) = Maximum dimensions.

Please note plans may vary depending on plot. Please ask the Sales Executive for specific plot details.