



25 Old Showfields, Gainsborough, Lincolnshire. DN21 2QE

- BEAUTIFULLY PRESENTED SEMI-DETACHED HOME
- SOUGHT AFTER LOCATION
- SPACIOUS LOUNGE DINER
- MODERN FITTED KITCHEN
- THREE SIZABLE BEDROOMS WITH WARDROBES/STORAGE
- CONTEMPORARY BATHROOM SUITE
- PRIVATE REAR GARDEN
- OFF ROAD PARKING & GARAGE



PROPERTY DESCRIPTION

****SOUGHT AFTER LOCATION****BEAUTIFULLY PRESENTED SEMI-DETACHED HOME****PRIVATE REAR GARDEN****
Located in a fantastic position in Gainsborough, close to the town centre, shops, schools and much more this perfect turn key home is ready for someone to move straight into. The property briefly comprises an entrance porch, spacious lounge diner and modern kitchen to the ground floor. The first floor offers three sizable bedrooms with all three benefitting from fitted wardrobes/storage. The contemporary family bathroom is immaculate and offers a wash hand basin with vanity unit, low flush W.C. and bath with overhead shower and screen. Externally the home has a lawned frontage with a pebbled drive providing off road parking whilst giving access to the garage. The private and enclosed rear garden is mainly laid to lawn with an attractive paved patio entertaining area. The garden also has access to a useful wood storage shed. Viewings are highly recommended!



ROOM DESCRIPTIONS

ENTRANCE PORCH

1.05m x 1.15m (3' 5" x 3' 9"). With a secure uPVC entrance door with glass inserts, carpeted floors and an internal door allowing access into;

SPACIOUS LOUNGE DINER

6.16m x 3.77m (20' 3" x 12' 4"). With a front uPVC double glazed window and rear uPVC double glazed window, a straight flight staircase rising to the first floor landing with solid wood open spell balustrading finished in a high gloss white, wall to ceiling decorative coving, carpeted floor, central attractive feature fireplace, useful understairs storage area and an internal door giving access into;

MODERN FITTED KITCHEN

2.31m x 3.57m (7' 7" x 11' 8"). Enjoying rear uPVC double glazed window and uPVC personnel door with frosted glass inserts. The kitchen enjoys an extensive range of cream shaker style wall and base units with decorative pull handles, a complementary rolled edge countertop, built-in stainless steel sink unit and drainer with hot and cold mixer tap, four ring gas hob with oven beneath and extractor hood above, space and plumbing for appliances, attractive tiled effect vinyl flooring and wall to ceiling coving.

MASTER BEDROOM 1

4.09m x 3.02m (13' 5" x 9' 11"). Enjoying front uPVC double glazed window, carpeted flooring, wall to ceiling coving and built-in wardrobes.

FRONT DOUBLE BEDROOM 2

4.07m x 2.81m (13' 4" x 9' 3"). With a front uPVC double glazed window, wall to ceiling coving, carpeted floor and mirrored built-in wardrobes.

REAR BEDROOM 3

1.99m x 2.60m (6' 6" x 8' 6"). Enjoying rear uPVC double glazed window, carpeted floors, electric socket points, wall to ceiling coving and useful built-in storage cupboard.

MAIN FAMILY BATHROOM

1.99m x 2.26m (6' 6" x 7' 5"). With a rear obscured uPVC double glazed window, a three piece suite in white comprising a panelled bath with overhead shower attachment and glass screen, wash hand basin with vanity unit beneath and a low flush WC, part tiled finish to walls, chrome heated towel rail, ventilation fan and carpeted flooring.

GROUNDNS

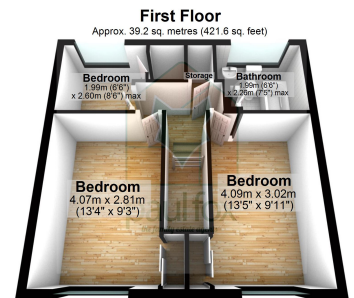
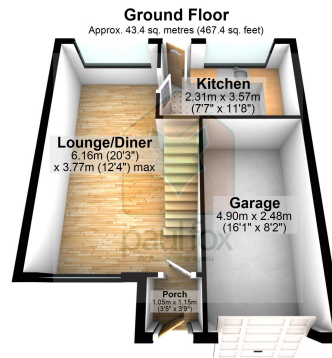
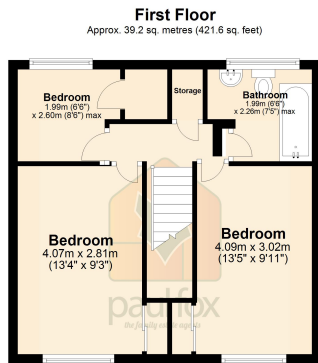
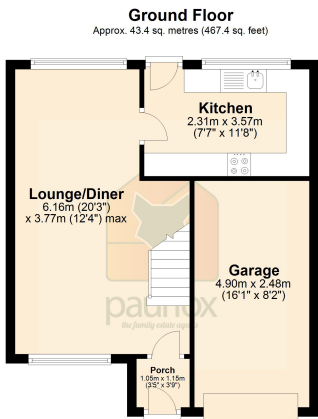
The home has a lawned frontage with mature trees and bushes with a pebbled drive and bushes providing off road parking for two vehicles while giving access to the garage. The rear garden is fully enclosed and private being mainly laid to lawn with attractive paved patio entertainment area, a variety of mature shrubs and bushes bordering adding to the privacy.

OUTBUILDINGS

The property has the benefit of an integral garage measuring 4.90m x 2.48m (16' 1" x 8' 2") as well as a useful wood storage shed.



FLOORPLAN & EPC



Total area: approx. 82.6 sq. metres (889.0 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 of any contract or warranty.
Plan produced using PlanUp.

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (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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