



10 Blacksmith Mews, Gunthorpe PE4 7EZ

£290,000



*** PERFECT FAMILY HOME - BEAUTIFULLY PRESENTED THROUGHOUT! *** This spacious three-storey, 4 bedroom home in Gunthorpe is ideal for a growing family. It is well presented throughout and offers well-proportioned rooms that offer a neutral calm feel. The ground floor comprises an entrance hall, a modern kitchen/diner, cloakroom and a lounge with French doors opening onto the rear garden. On the first floor, there are two double bedrooms, a single bedroom, and the family bathroom. The top floor is dedicated to the impressive principal bedroom, featuring a modern en-suite bathroom. There is two parking spaces to the side of the home. EPC Energy Rating - B/Council Tax Band - C".

ENTRANCE

Door to front and stairs to first floor.

KITCHEN / DINER

11' 5" x 11' 6"(min) (3.48m x 3.51m) 16' 0"(max) (4.88m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated oven, four ring gas hob, integrated fridge/ freezer, integrated dishwasher and washing machine, boiler enclosed in cupboard, understairs cupboard and radiator. Window to front.

CLOAKROOM

4' 8" x 6' 8" (1.42m x 2.03m) (approx) Fitted with a two piece suite comprising low level W/C , wash hand basin and radiator. Window to side.

LIVING ROOM

12' 1" x 15' 0" (3.68m x 4.57m) (annrox) French doors to rear and

FIRST FLOOR LANDING

Cupboard, radiator and stairs to second floor.

BEDROOM 2

15' 0" x 6' 5"(min) (4.57m x 1.96m) 9' 4"(max) (2.84m) (approx) Two windows to front and radiator.

BEDROOM 3

11' 7" x 7' 8" (min) (3.53m x 2.34m) 8' 4"(max) (2.54m) (approx) Window to rear and radiator.

BEDROOM 4

6' 3" x 7' 5" (1.91m x 2.26m) (approx) Window to rear and radiator.

BATHROOM

7' 0" x 7' 7"(max)(2.13m x 2.31m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator. Window to side.

SECOND FLOOR

Radiator.

BEDROOM 1

13' 0" x 11' 4" (min) (3.96m x 3.45m) 15' 0"(max) (4.57m) (approx) Two slanted windows to front, radiator and overstairs cupboard.

ENSUITE

6' 3" x 7' 8" (1.91m x 2.34m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over, storage cupboard and radiator. Slanted window to rear.

OUTSIDE

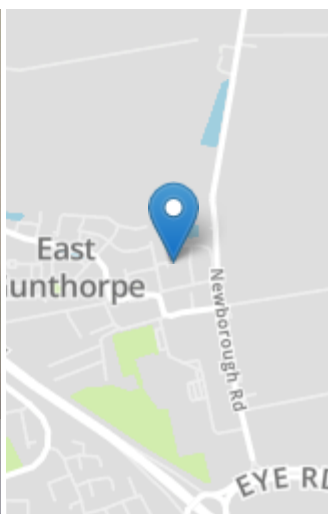
The front of the property has two parking spaces to the side. The rear of the property has fencing laid to lawn, paved patio area and borders with mature shrubs.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

AGENT NOTES

There is a management company which is First Port where they charge an annual service charge of £177.47 from 1st January 2025 - 31 December 2025. Full details are held in branch.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(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		