



**paul fox**  
the family estate agents

Price Guide  
**£270,000**

EPC Rating: D

## 321 Lea Road

Gainsborough, North Lincolnshire, DN21 1AR  
4 Bedroom Detached House



- ✓ **STUNNING PERIOD SEMI-DETACHED FAMILY HOME**
  - ✓ **SPACIOUS LOUNGE & DINING ROOM**
  - ✓ **MODERN OPEN PLAN KITCHEN DINER**
  - ✓ **FOUR DOUBLE BEDROOMS**
  - ✓ **ATTRACTIVE TILED FOUR PIECE BATHROOM SUITE**
- ✓ **ENCLOSED LANDSCAPED REAR GARDENS & OFF ROAD PARKING**

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This beautiful family home has been modernised throughout to a high standard and would make a perfect turnkey home ready for its new owners to move straight into. The home briefly comprises a storm porch, entrance hall, spacious lounge, dining room, attractive tiled ground floor shower room and a modern open plan kitchen diner. The first floor offers four double bedrooms serviced by an impressive four piece family bathroom suite. Externally the home offers a drive to the front providing off road parking for numerous vehicles with the roof being newly installed in 2020. The landscaped rear garden is fully enclosed being mainly laid to lawn with a paved patio entertaining area. The garden has the added benefit of an external WC.

## STORM PORCH

With a solid wood entrance door with glass inserts and adjoining side light above and an internal door giving access into;

## ENTRANCE HALL

With internal doors allowing access into the lounge, dining room and kitchen, a single flight staircase allows access to the first floor landing with solid wood white open spell balustrading with complementary decorative newel post, attractive wall to ceiling decorative coving and traditional tiled flooring.

## SPACIOUS LOUNGE

Measures approx. 3.66m x 3.90m (12' x 12' 10"). With front bay uPVC double glazed window, wall to ceiling decorative coving, central feature fireplace, luxury wood effect vinyl tiled flooring and multiple electric socket points.

## DINING ROOM / PLAYROOM

Measures approx. 4.28m x 3.79m (14' 1" x 12' 5"). Benefitting from dual aspect side obscured uPVC double glazed window and rear uPVC French doors giving access to the rear garden with adjoining sidelight, central feature fireplace with brick surround and solid wood ornate, multiple electric socket points and attractive laminate wood floors.

## GROUND FLOOR SHOWER ROOM

Measures approx. 1.39m x 2.06m (4' 7" x 6' 9"). Has beautifully tiled floors, part tiling to walls, a walk-in shower enclosure with separate shower head attachment and waterfall shower head, a wash hand basin with vanity unit beneath, a low flush WC and a chrome heated towel rail.

## MODERN OPEN PLAN KITCHEN DINER

Measures approx. 6.74m x 3.53m (22' 1" x 11' 7"). Benefitting dual aspect rear and side uPVC double glazed windows, a uPVC personnel door allowing access to the rear garden, ceiling mounted spotlights and attractive wood laminate flooring. The kitchen enjoys an extensive range of wall base and drawer units with attractive chrome pull handles and a complementary wood effect rolled edge countertop, sink unit and drainer with hot and cold mixer taps, kitchen island incorporating a four ring induction hob with brushed stainless steel extractor hood above, eye level oven and grill with ample space and plumbing for appliances, wall to ceiling coving and attractive tiled finish.



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## FIRST FLOOR LANDING

With internal doors allowing access into four bedrooms and main family bathroom.

## MASTER BEDROOM 1

Measures approx. 3.65m x 5.37m (12' 17' 7"). With two front uPVC double glazed windows, carpeted flooring, feature fireplace and electric socket points.

## REAR DOUBLE BEDROOM 2

Measures approx. 4.28m x 3.49 (14' 1" x 11' 5"). With a rear uPVC double glazed window, carpeted floors and feature fireplace.

## REAR BEDROOM 3

Measures approx. 3.36m x 2.61m (11' 8' 7"). Enjoys a side uPVC double glazed window, carpeted flooring and electric socket points.

## BEDROOM 4

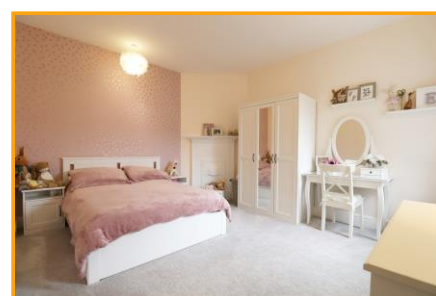
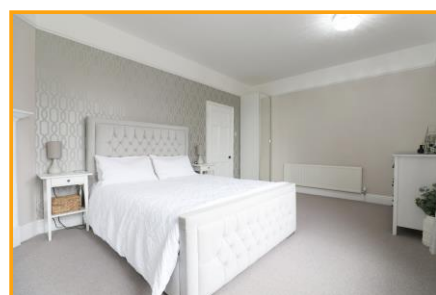
Measures approx. 2.26m x 3.53m (7' 5" x 11' 7"). Enjoys a rear uPVC double glazed window, wood laminate flooring and electric socket points.

## MAIN FAMILY BATHROOM

Measures approx. 2.41m x 2.32m (7' 11" x 7' 7"). With a side obscured uPVC double glazed window, beautifully tiled walls with attractive tiled flooring, pedestal wash hand basin, low flush WC, a free standing bath with shower attachment and walk-in shower enclosure with mosaic tiled splash back and waterfall shower head and a chrome heated towel rail.

## GROUNDS

The home has a driveway to the front providing ample off road parking for numerous vehicles. The rear garden is fully enclosed being mainly laid to lawn with a paved patio entertainment area being well stocked with a variety of mature trees and plants and a useful external WC.



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## SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

## CENTRAL HEATING

The property has a gas fired central heating system to radiators.

## DOUBLE GLAZING

The property benefits from full uPVC double glazed windows and doors.

**\*\* IMPORTANT \*\***

## PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

## THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.

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