



3 Bramley Court, Gainsborough, Lincolnshire. DN21 1PE

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- QUIET CUL-DE-SAC POSITION
- SPACIOUS LOUNGE & REAR GARDEN ROOM
- MODERN FITTED OPEN PLAN KITCHEN DINER
- THREE GENEROUS BEDROOMS
- ATTRACTIVE BATHROOM SUITE
- PRIVATE ENCLOSED REAR GARDEN
- DRIVEWAY & INTEGRAL GARAGE



PROPERTY DESCRIPTION

****SOUGHT AFTER CUL-DE-SAC POSITION****STUNNING DETACHED FAMILY HOME**** This beautifully presented turn key home would make a perfect purchase for a growing family offering a modern spacious detached property close to great amenities, schools and much more. This well proportioned home briefly comprises a front entrance hallway, fine main living room with access through to the open plan kitchen dining room, sun room, rear entrance leading of to a cloakroom and integral garage. The first floor provides three generous bedrooms and an attractive fitted family bathroom with additional storage cupboard. Externally the home benefits from a drive providing off road parking whilst giving access to the integral garage. The garage benefits from power, lighting and an electric garage door. The rear garden is fully enclosed being mainly laid to lawn with an attractive Indian stone paved patio entertaining area that wraps around the side of the home. The rear garden also benefits from a useful wood storage shed. Viewings are highly recommended on this beautiful family home!



ROOM DESCRIPTIONS

FRONT ENTRANCE HALLWAY

Enjoying an attractive composite front entrance door, staircase allowing access to the first floor accommodation with under stairs storage cupboard, feature reclaimed solid wooden parquet flooring, wall mounted thermostatic control for the central heating, telephone point and internal doors through to the living room and kitchen.

FINE MAIN FRONT LIVING ROOM

3.9m x 4.35m (12' 10" x 14' 3"). Enjoying a broad front uPVC double glazed bay window, handsome open fire with surround and mantle, wall to ceiling coving, TV point and internal French glazed doors lead through to;

OUTSTANDING DINING KITCHEN

6.11m x 3m (20' 1" x 9' 10"). Enjoying a rear uPVC double glazed window, broad open access to the rear sunroom and a feature porcelain herring bone tiled flooring. The kitchen enjoys an extensive range of slate blue finished shaker style furniture with a complementary quartz top incorporates a Belfast ceramic sink unit with block mixer tap with space for a range cooker with an overhead broad canopied extractor with downlighting, central breakfasting island, inset modern ceiling spotlights, integral appliances and internal door through to the rear entrance.

REAR SUNROOM

2.9m x 2.81m (9' 6" x 9' 3"). Enjoying a multi aspect with side uPVC double glazed windows and matching rear French doors with adjoining side lights allowing access to the pleasant rear garden, continuation of porcelain herring bone tiled flooring from the kitchen, TV point and vaulted clad finish to the ceiling.

REAR ENTRANCE HALLWAY

Enjoys a rear uPVC double glazed entrance door, continuation of porcelain herring bone tiled flooring, integral personal door to the garage and door leading to;

CLOAKROOM

Enjoying a rear uPVC double glazed window and a traditional style suite in white comprising a low flush WC, pedestal wash hand basin, dado railing and continuation of herring bone porcelain tiled flooring.

FIRST FLOOR LANDING

Enjoys loft access and doors off to;

FRONT DOUBLE BEDROOM 1

3.9m x 3.92m (12' 10" x 12' 10"). Enjoying a front uPVC double glazed window, TV and telephone point.

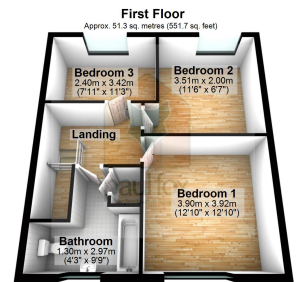
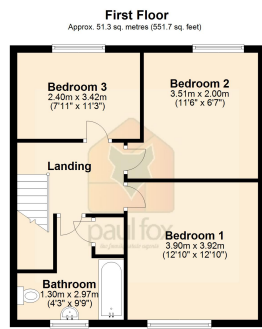
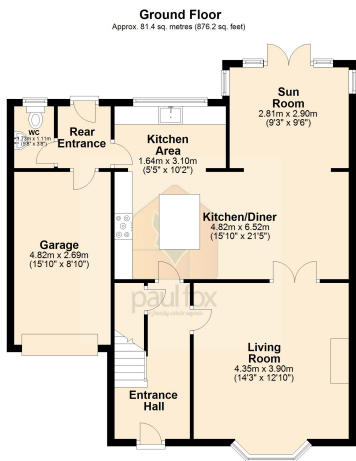
REAR DOUBLE BEDROOM 2

3.92m x 3.5m (12' 10" x 11' 6"). Enjoying a rear hardwood double glazed vertical sliding sash window.

REAR BEDROOM 3



FLOORPLAN & EPC



Total area: approx. 132.7 sq. metres (1427.9 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 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		85
(69-80)	C		
(55-68)	D	64	
(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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