



# 6 Bowling Green Road, Gainsborough, Lincolnshire. DN21 2PL

- A FINE TRADITIONAL END-TERRACE HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- 3 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- 2 SHOWER ROOMS
- MODERN FITTED KITCHEN & UTILITY
- PRIVATE ENCLOSED GARDEN
- OFF STREET PARKING & GARAGE
- IDEAL FIRST TIME BUY / INVESTOR PURCHASE
- VIEW VIA OUR GAINSBOROUGH OFFICE



## PROPERTY DESCRIPTION

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**\*\* BEAUTIFULLY PRESENTED THROUGHOUT \*\* 3 DOUBLE BEDROOMS \*\* OFF STREET PARKING & GARAGE \*\*** A beautifully presented traditional end of terrace house, located within walking distance to an excellent range of local town amenities. The deceptively spacious and versatile accommodation, thought ideal for a first time buyer or investor briefly comprises, side entrance hallway, front reception room currently being utilised as a further double bedroom, fine central living room, attractive fitted kitchen with access to a utility room and downstairs shower room. The first floor provides a spacious landing leading off to 3 double bedrooms and a further modern shower room. Occupying pleasant and private mature lawned gardens which provide a number of patio seating areas. The property benefits from off street parking and garaging. Finished with uPvc double glazing and a modern gas fired central heating system to radiators. View via our Gainsborough office. Council Tax Band: A, EPC Rating: D.



## ROOM DESCRIPTIONS

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### FRONT RECEPTION ROOM

3.19m x 3.83m (10' 6" x 12' 7")

### CENTRAL LIVING ROOM

3.3m x 4.7m (10' 10" x 15' 5")

### MODERN FITTED KITCHEN

2.97m x 3.15m (9' 9" x 10' 4")

### UTILITY ROOM

1.31m x 1.55m (4' 4" x 5' 1")

### GROUND FLOOR SHOWER ROOM

1.53m x 2.45m (5' 0" x 8' 0")

### MASTER BEDROOM 1

3.21m x 3.83m (10' 6" x 12' 7")

### DOUBLE BEDROOM 2

3.36m x 3.71m (11' 0" x 12' 2")

### REAR BEDROOM 3

3.04m x 3.16m (10' 0" x 10' 4")

### MODERN FITTED SHOWER ROOM

1.86m x 1.66m (6' 1" x 5' 5")



# FLOORPLAN & EPC



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>86</b> |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | <b>65</b>               |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC |           |

Gainsborough  
 Marshalls Yard, Gainsborough, DN21 2NA  
 01427 339200  
 Gainsborough@paul-fox.com