## 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**

\*\* 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**

**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

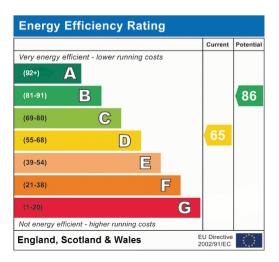








Total area: approx. 102.4 sq. metres (1102.0 sq. feet) rs are intended to give a general indicator of the layout only. All images and dimensions are not intended to form part any contro Plan produced using Planta).



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