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Geoff Lane, Foxby Hill, Gainsborough, DN21 1FL
Guide Price £210,000 - £215,000

IMMACULATE 3 BEDROOM SEMI DETACHED HOUSE / BUILT BY KEEPMOAT TO THE POPULAR 'CADDINGTON' LAYOUT / CONTEMPORARY STYLING INCLUDING BLACK PVC WINDOWS AND STONE DETAILING / GAS CENTRAL HEATING / LONG DRIVEWAY / VIEWING ESSENTIAL //

A recently constructed 3 bedroom semi detached house located on this popular Foxby Hill development by Keepmoat. The layout offers an attractive living space with all the modern touches. It has gas central heating via a combi boiler, pvc double glazing, black exterior and white interior and briefly comprises: Entrance hall with a ground floor wc off, a spacious rear facing living space with double doors onto the rear garden, large dining kitchen including integrated appliances, first floor landing, 3 bedrooms, the main bedroom has a lovely en-suite shower room off, plus there are two further good sized bedrooms and a family bathroom. Outside are attractive gardens, the rear is a good size plus there is a long side drive with parking for 2 cars.

ACCOMMODATION

A composite style double glazed entrance door with double glazing inset leads into the property's entrance hall.

ENTRANCE HALL

This has a modern grey timber effect vinyl floor covering, a central heating radiator, a central ceiling light, a staircase leading to the first floor accommodation with a deep built in understairs storage cupboard and a door to the ground floor W/C.

GROUND FLOOR W/C

This is all smartly finished with a modern two piece white suite comprising of a low flush W/C, a corner set wash hand basin, a continuation of the vinyl flooring, a central heating radiator, a central ceiling light and feature panelling to half wall height.

DINING KITCHEN

15'0" x 8'9" (4.57m x 2.67m)
A good size, fitted with a range of high and low level units finished with a rolled edge work surface, there is a four ring ceramic hob with a stainless steel splashback, an extractor hood above and an integrated oven beneath. There is also an integrated dishwasher, a integrated washing machine and room for a tall fridge freezer. With a stainless steel sink unit with a mixer tap, a PVC double glazed window with an outlook to the front, a continuation of the vinyl flooring, a double panel central heating radiator within the dining area, 2 central ceiling lights and concealed behind one of the corner cabinets is a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems.

LOUNGE

15'5" x 11'6" (4.70m x 3.51m)
An attractive room, it has 2 PVC double glazed double opening doors which leads out onto the property's rear garden, there is a double panel central heating radiator and a central ceiling light.

FIRST FLOOR LANDING

With an access point into the loft space, this has been fully boarded and has retractable loft ladders. There is a central heating radiator, a tall built in storage cupboard which has utility shelving etc and doors to the bedrooms and bathroom.

BEDROOM 1

10'9" x 8'6" (3.28m x 2.59m)
A large double bedroom, it has a PVC double glazed window with an outlook over the property's rear garden, a central heating radiator and a central ceiling light. A door from here leads into the en suite shower room.

EN SUITE SHOWER ROOM

All smartly finished with a modern white suite including modern grey coloured tiling, there is a large shower enclosure with a mains plumbed thermostatic shower, a wash hand basin and a low flush W/C. It has a grey tile effect vinyl floor covering, a PVC double glazed window, an extractor fan, a ceiling light and a tall contemporary style chrome heated towel rail/ radiator.

BEDROOM 2

10'0" x 8'6" (3.05m x 2.59m)
Again, a good sized double room, it has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

BEDROOM 3

6'6" x 6'3" (1.98m x 1.91m)
This has a PVC double glazed window with an outlook over the property's rear garden, a central heating radiator and a central ceiling light.

BATHROOM

Fitted with a modern white suite which comprises of a panelled bath with a thermostatic shower over including a glazed shower screen, a pedestal wash hand basin and a

low flush W/C. There is modern grey coloured tiling, a matching vinyl floor covering, a central heating radiator, a PVC double glazed window and a central ceiling light.

OUTSIDE

To the front of the property, there is an enclosed garden area, this has an ornamental flower beds stocked with a variety of shrubs and plants plus a side driveway which provides car standing for 2 cars and in turn leads to the rear garden.

REAR GARDEN

The rear garden is a particularly good size, it is all nicely enclosed with fencing to the perimeters. There is a paved patio which extends partway across the rear elevation and a useful timber storage shed.

AGENTS NOTES:

TENURE - FREEHOLD.

ESTATE CHARGE - £141.07 per annum. This is due to come into place in 2031.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units 2023.

HEATING - Gas radiator central heating. Age of boiler October 2023.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to xxxx mbps and upload speeds of up to xxxx mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

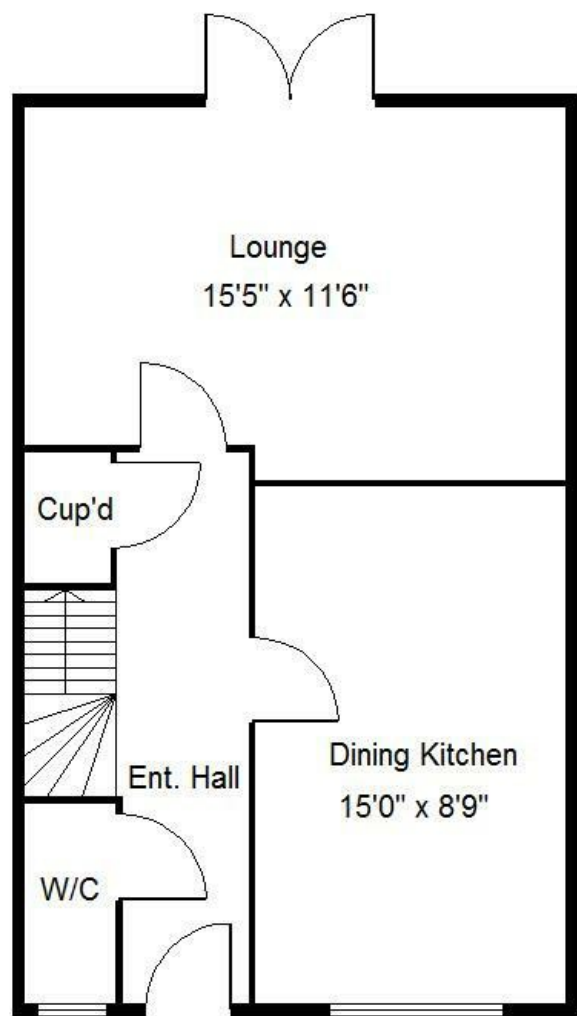
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

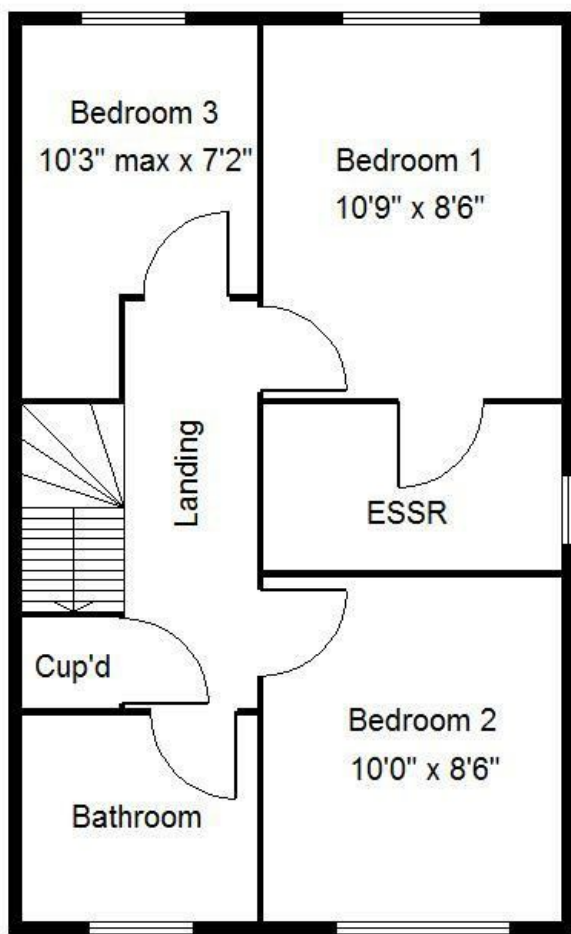
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 96 |
| (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 & Wales | | EU Directive 2002/91/EC | |