



 3
Bedrooms

 2
Bathrooms



*****NO FORWARD CHAIN*****

A spacious three bedroom semi-detached property located within ease of walking distance to a good range of amenities including, supermarkets, restaurants, and Marshalls Yard shopping centre. With good routes to Lincoln, Rotherham, and surrounding towns and villages.

The property offers double driveway to the front aspect, and low maintenance rear enclosed gardens. Briefly the property boasts, a ground floor WC, spacious lounge exiting to open plan kitchen and dining room, three bedrooms to the first floor offering En-suite shower room to the master. And spacious three piece bathroom with over bath shower unit.

EPC rating C

Louise Oliver Properties is pleased to bring to the market, a semi-detached modern property, located in Gainsborough.

The property offers modern accommodation with spacious floor area of approximately 970 sq. ft. Comprising, modern ground floor WC accessed via the main entrance hall. Spacious family lounge boasting bay fronted window, and open aspect stairs to first floor, with internal wood glazed doors opening to the rear kitchen and dining area. First floor boasts two well-proportioned double bedrooms and a third generous single bedroom, with En-suite shower room to the master bed. In addition to spacious family bathroom. Externally the property accommodates double driveway for off road parking, and low maintenance corner plot to the rear garden.

Situated within walking distance to a wide range of local amenities, with regular public transport routes available.

Benefiting EPC rating C and council tax band B

Offered to the market with no forward chain for ease of purchase.

Not to be missed, call to book a viewing - 01724 853 222

ENTRANCE HALL

Entrance to the property via uPVC front aspect door, opening into spacious hall with room for outerwear storage, and opening to ground floor WC, and lounge, comprising wood laminate flooring, and light to ceiling.

WC

Accessible via the entrance hall comprising of, pedestal hand basin, low flush toilet, front aspect obscure glazed uPVC window,, partial tiled walls, extractor unit, and light to ceiling.

LOUNGE *5.19m x 5.03m*

Spacious 'L' shape living area, with open staircase to first floor, and wooden sash glazed doors exiting to the kitchen / diner, comprising of, carpeted flooring, uPVC front aspect bay window, wall hung electric radiator, and light to ceiling.

KITCHEN / DINER *3.56m x 5.03m*

Open plan kitchen to dining space comprising of, 'U' shaped granite effect worktops with enlarged breakfast bar, wood fronted wall and base storage units, built in oven and four ring gas hob, ceramic Belfast sink and chrome mixer taps, laminate flooring to the dining space and tiled flooring to the kitchen, gas combination boiler, rear aspect uPVC window and double uPVC doors exiting to the rear garden, and light to ceiling.

BEDROOM ONE *3.96m x 3.10m*

Double bedroom comprising of, carpeted flooring, front aspect uPVC window, radiator, light to ceiling, and exits to En-suite shower room.

EN-SUITE *1.06m x 3.03m*

Shower room comprising corner mains fed shower unit with slide to access glazed doors, pedestal hand basin, low flush toilet, tiling to the walls and flooring, mirrored wall cabinet, extractor, and light to ceiling.

BEDROOM TWO *3.62m x 3.02m*

Double bedroom comprising, carpeted flooring, rear aspect uPVC window, radiator, and light to ceiling.

BEDROOM THREE *2.10m x 1.97m*

Single bedroom comprising, carpeted flooring, radiator, front aspect uPVC window, and light to ceiling.

BATHROOM *2.71m x 1.86m*

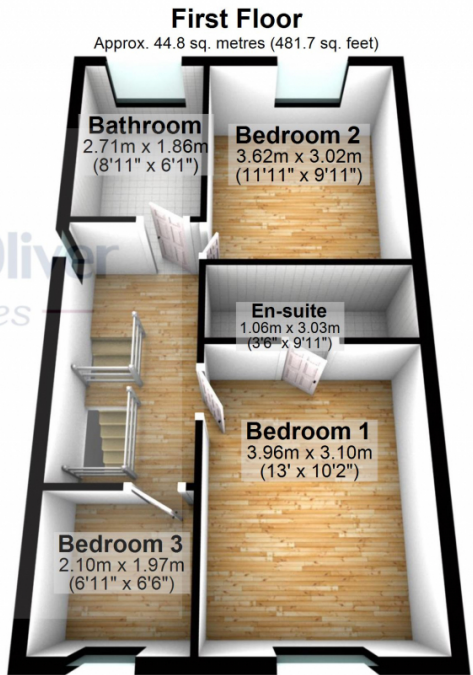
Modern spacious bathroom comprising, panel bath with over bath mains fed shower and glazed fixed shower screen, double door vanity storage to ceramic hand basin, low flush toilet, rear aspect obscure glazed uPVC window, tiled flooring and walls, and light to ceiling.

EXTERNAL


Front aspect boasts a generous double paved driveway, and low maintenance front elevation with walled perimeter. Rear aspect benefits low maintenance corner plot mainly laid to lawn with external water supply, external lighting, and secured perimeter.

DISCLAIMER

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Total area: approx. 90.2 sq. metres (970.4 sq. feet)
6 St Andrews Court, Gainsborough

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address: 6 St Andrews Court, DN21

