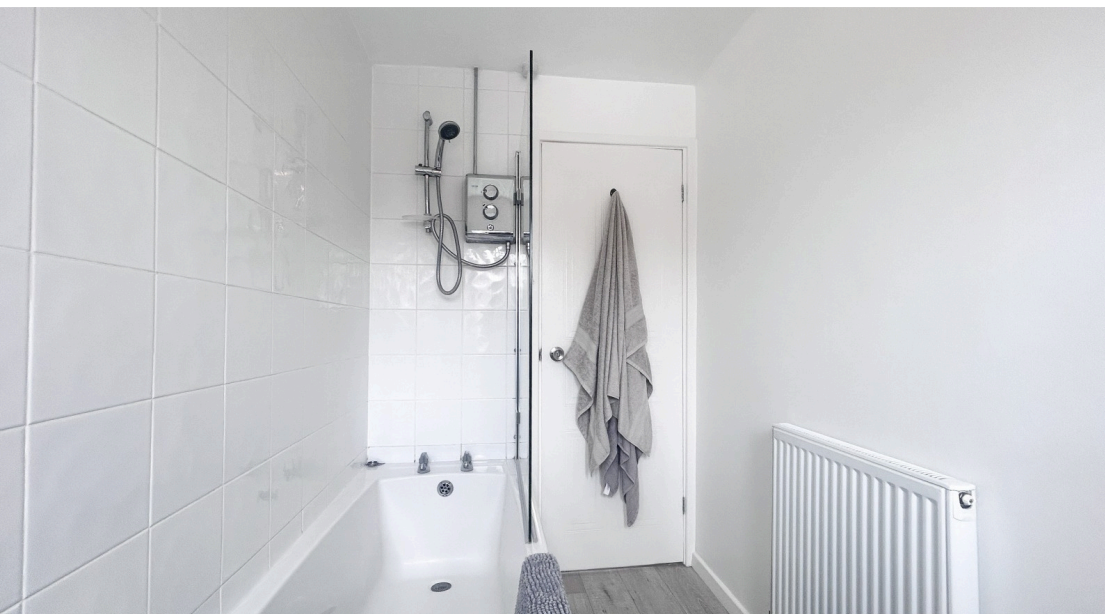




 **2**
Bedrooms

 **1**
Bathroom



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

A desirable first time purchase, presented to a high standard, and turn key ready!

Boasting gas central heating, uPVC double glazed windows, and council tax band A.

The property benefits neutral decor throughout, with ample scope to put your own stamp on!

Briefly comprising, entrance to the side aspect opening to kitchen with ample dining room, rear aspect lounge with double doors exiting to garden. The first floor boasts modern three piece bathroom to, master double bedroom and second large single bedroom.

Welcome to Laurel Close, Gainsborough. An exciting opportunity to purchase an ideal starter home close to central amenities including, schools, retail outlets, and public transport services. Presented to a high standard, the property offers neutral decor throughout, and is turnkey ready, making an ideal purchase for first time buyers.

Briefly the property benefits, entrance to the side aspect opening to a spacious fitted kitchen with ample room for dining, grey fronted soft close wall and base units, and frosted front aspect windows providing additional privacy. Exiting to the rear lounge with wall mounted television bracket, styled staircase to first floor, and double uPVC doors opening exiting out to the rear garden. The first floor boasts a modern three-piece bathroom suite with chrome electric shower unit over bath. Master bedroom to the rear aspect, a double room with comfortable space to accommodate a range of freestanding furniture, and open arched storage bay. Second bedroom is a large single in addition a built-in storage cupboard is located. The bedrooms offer plush grey carpeted flooring throughout.

Benefits council tax band A

To view this property contact: 01724 853 222

KITCHEN

Entrance to property via navy uPVC door opening to kitchen comprising of, solid hardwood flooring, grey soft close wall and base cabinets, space and plumbing for under counter white goods, front aspect frosted uPVC windows, one and a half stainless steel sink and drainer, marble effect worktops, freestanding gas oven, and light to ceiling.

LOUNGE

Neutral lounge comprising, grey fronted wood laminate flooring, radiator, double uPVC doors exiting to rear, open 'Z' style staircase leading to first floor, and light to ceiling.

BEDROOM ONE

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

BEDROOM TWO

Large single bedroom comprising, carpeted flooring, front aspect uPVC window, radiator, storage cupboard, and light to ceiling.

BATHROOM

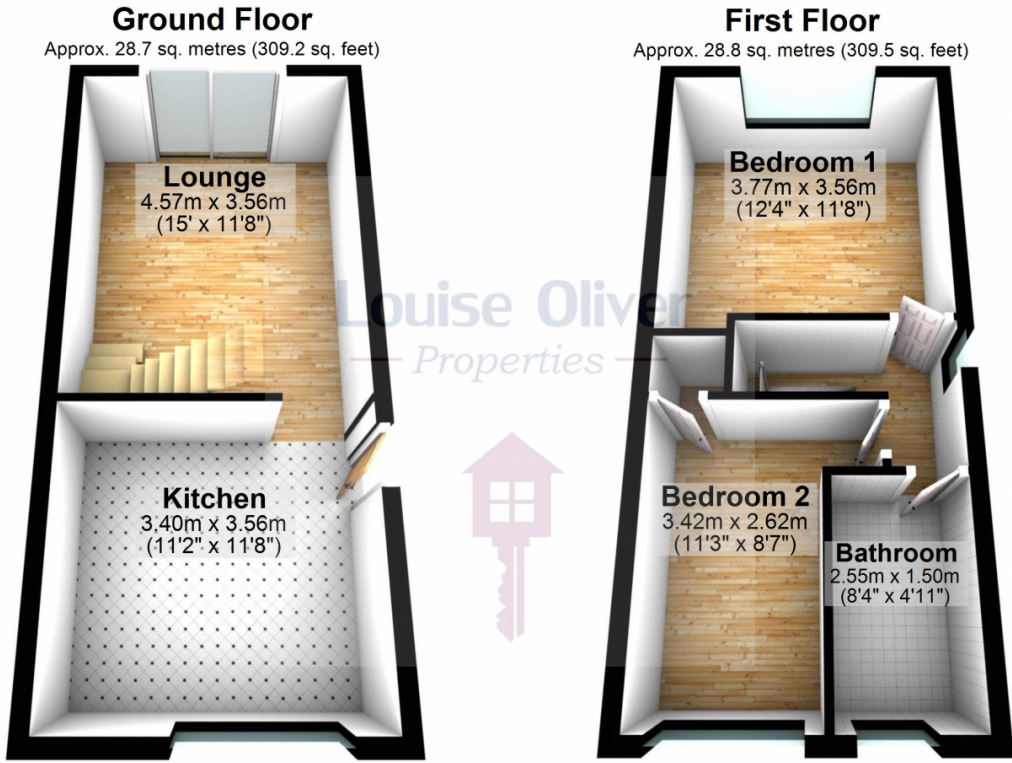
Modern three piece suite comprising, panel bath with glazed shower screen, over bath electric shower unit, pedestal hand basin, close coupled toilet, vinyl wood effect flooring, tiled walls, radiator, and light to ceiling.

EXTERNAL

Ample paved driveway to the front aspect providing off road parking for multiple vehicles, manicured laid to lawn, and double gated access to rear garden. Fully enclosed rear garden comprises, fenced perimeter, block paved patio, external water supply and security lighting, and fenced manicured lawn.

DISCLAIMER

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Total area: approx. 57.5 sq. metres (618.8 sq. feet)
6 Laurel Close, Gainsborough

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Laurel Close , DN21

