



**Westfield Upton Road, Kexby GAINSBOROUGH DN21 5NF**

**welcome to**

**Westfield Upton Road, Kexby GAINSBOROUGH**

Located in the small village of Kexby, this four-bedroom detached family house is offered with no upward chain. Spacious living accommodation downstairs including dining kitchen, lounge, dining room and conservatory. Beautiful lawned wrap around gardens with mature plants and shrubs.



### **Entrance Hall**

Neutral decor, central heating radiator, double glazed window and door.

### **Inner Hall**

Neutral decor and central heating radiator.

### **Lounge**

19' 6" max x 13' 6" into bay and recess ( 5.94m max x 4.11m into bay and recess )

Feature fire surround with living flame gas fire, central heating radiator and two double glazed windows.

### **Dining Room**

19' 7" x 11' 1" max ( 5.97m x 3.38m max )

Two central heating radiators and three double glazed windows.

### **Dining Kitchen**

16' 9" x 10' 7" ( 5.11m x 3.23m )

Fitted with gloss wall and base units, complementary work surfaces and 1 1/2 sink and drainer, Integrated appliances including hob, oven and dishwasher. Tiled flooring, central heating radiator, two double glazed windows and double glazed patio doors to the rear.

### **Utility/Cloakroom**

6' 6" x 3' 10" ( 1.98m x 1.17m )

Fitted with wc, wash hand basin and single glazed window. Space for washing machine and dryer.

### **Conservatory**

11' 4" x 9' 4" ( 3.45m x 2.84m )

Tiled flooring, central heating radiator and double glazed windows and doors.

### **Landing**

Staircase leading to the landing.

### **Bedroom One**

13' 6" to rear of wardrobe x 11' 11" ( 4.11m to rear of wardrobe x 3.63m )

Concealed storage, central heating radiator and double glazed window overlooking the fields.

### **Bedroom Two**

16' 11" x 10' 6" plus recess ( 5.16m x 3.20m plus recess )

Loft access, central heating radiator and two double glazed windows.

### **Bedroom Three**

12' 1" x 11' max ( 3.68m x 3.35m max )

Neutral decor, central heating radiator and double glazed window.

### **Bedroom Four**

10' 3" to rear of wardrobe x 6' 6" ( 3.12m to rear of wardrobe x 1.98m )

Neutral decor, concealed storage, central heating radiator and double glazed window.

### **Bathroom**

12' 11" x 6' 10" ( 3.94m x 2.08m )

Fitted with three piece suite including corner bathtub and separate shower cubicle. Tiled flooring, loft access, central heating radiator and double glazed window.

### **Front Garden**

Mature garden with plants and shrubs.

### **Rear Garden**

Lovely wrap around mature lawned gardens with spruce tree and beautiful plants and shrubs. Rear terraced area. All enclosed by wall, fencing and hedges.

### **Greenhouse**

#### **Rear**

Gated to the rear of the property with playing field to the rear.

### **Driveway**

Side driveway leading to the garage.

### **Garage**

#### **Agents Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly



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welcome to

## Westfield Upton Road, Kexby GAINSBOROUGH

- OFFERED WITH NO UPWARD CHAIN
- Four bedroom detached family home
- Dining kitchen, two spacious reception rooms and conservatory
- Good sized family bathroom and downstairs cloakroom
- Beautiful mature wrap around gardens overlooking the fields to the rear

Tenure: Freehold EPC Rating: D  
Council Tax Band: D



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RFD109964 - 0007

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