



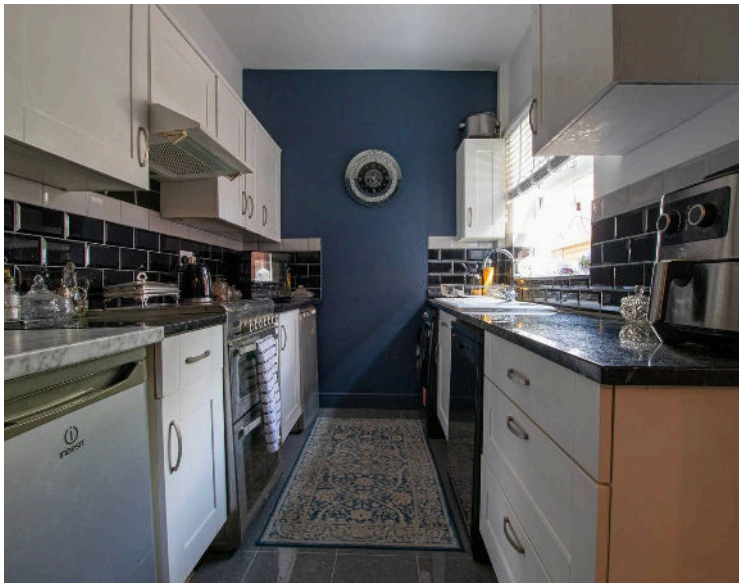


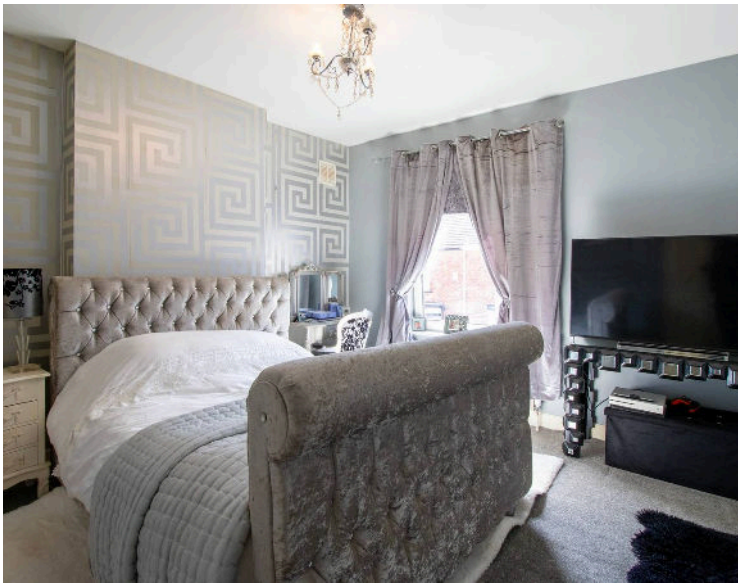
10 Curzon Street, Gainsborough

£120,000 Freehold

NO CHAIN · GREAT LOCATION CLOSE TO LOCAL AMENITIES · RENOVATED THROUGHOUT · MODERN FITTED KITCHEN & BATHROOM · SPACIOUS LOUNGE & DINING ROOM · FOUR VERSATILE BEDROOMS · ENCLOSED REAR GARDEN · UPDATED EPC AWAITED

paul fox
the family estate agents





Offered for sale with no onward chain, this beautifully presented and deceptively spacious semi-detached home has been thoughtfully renovated throughout to a good standard, creating a superb turnkey opportunity for buyers seeking stylish, move-in-ready accommodation.

Perfectly positioned within easy reach of a wide range of local amenities including well-regarded schools, shops, transport links and leisure facilities, the property offers both convenience and contemporary family living.

Internally, the home boasts a bright and welcoming lounge and separate dining room, ideal for both relaxing and entertaining, alongside a modern fitted kitchen complete with attractive quartz worktops and quality finishes. A practical rear boot room provides additional storage and everyday functionality.

To the first floor, the property offers three well-proportioned and versatile bedrooms, together with a separate dressing room which could easily serve as a fourth bedroom, nursery or home office. Completing the accommodation is a stylish modern family bathroom suite finished to an excellent standard.

Externally, the property continues to impress with a well maintained, low-maintenance rear garden featuring paved seating areas, artificial lawn and a useful outbuilding, ideal for storage or potential workspace use. Further benefits include a recently installed boiler, adding peace of mind for prospective purchasers.

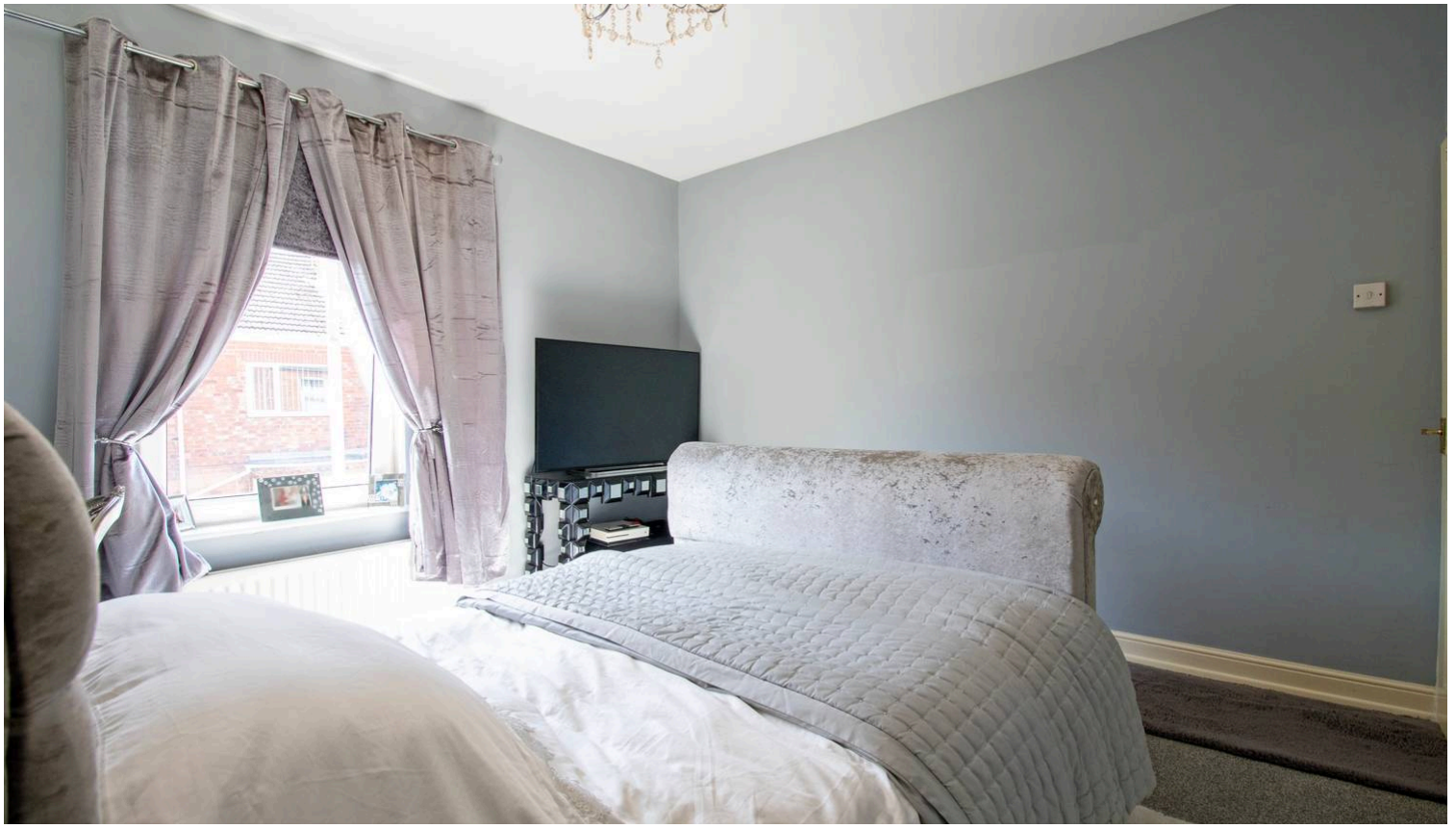
This impressive home is certain to appeal to a wide variety of buyers, and early viewing is strongly recommended to fully appreciate the quality, space and finish on offer.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Lounge
12' 2" x 12' 2" (3.71m x 3.70m)

Dining Room
12' 4" x 12' 2" (3.75m x 3.70m)

Kitchen
12' 6" x 7' 0" (3.80m x 2.13m)

Bedroom 1
12' 3" x 12' 2" (3.73m x 3.70m)

Bedroom 2
9' 1" x 6' 7" (2.78m x 2.01m)

Bedroom 3
9' 1" x 5' 6" (2.76m x 1.67m)

Dressing Room/Bedroom
6' 11" x 5' 7" (2.12m x 1.71m)

Bathroom
7' 0" x 6' 1" (2.13m x 1.85m)





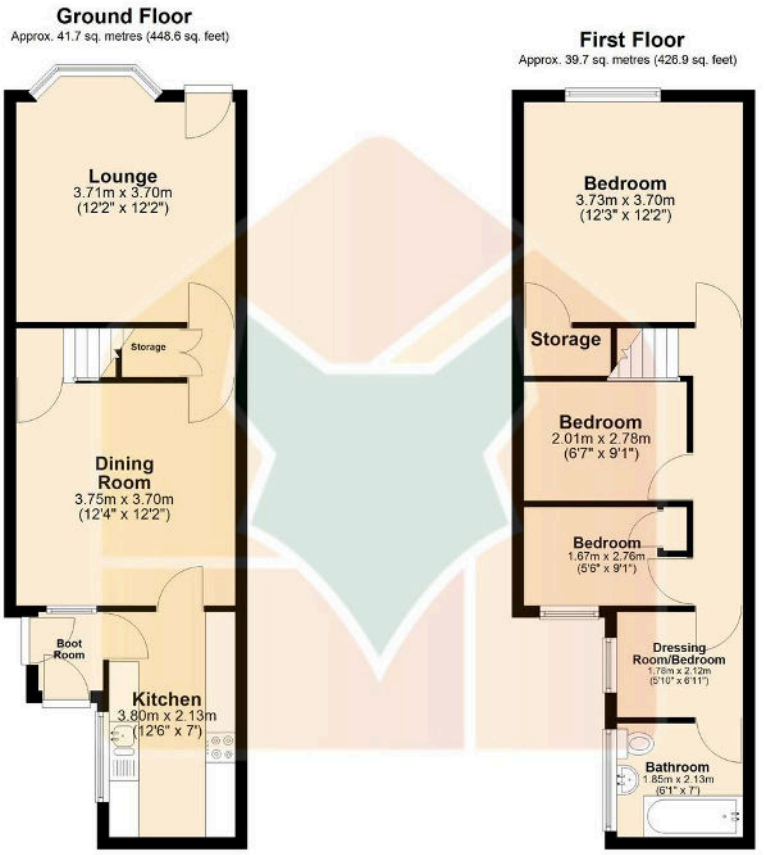












Total area: approx. 81.3 sq. metres (875.5 sq. feet)

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