





23 Foxby Lane, Gainsborough

£200,000 Freehold

MODERN DETACHED HOME • POPULAR RESIDENTIAL AREA CLOSE TO AMENITIES • 3 BEDROOMS • FRONT LOUNGE & REAR CONSERVATORY • FITTED KITCHEN DINER • M[illegible] • REAR GARDEN • DRONT DRIVEWAY & GARAGE • VIEW[illegible]

paul fox
the family estate agents

Attractive 3-bed detached home in Gainsborough. Spacious plot, ample parking, garage, private garden, conservatory, near schools, shops, and transport. Ideal for families or couples.
Council Tax band: B

Tenure: Freehold

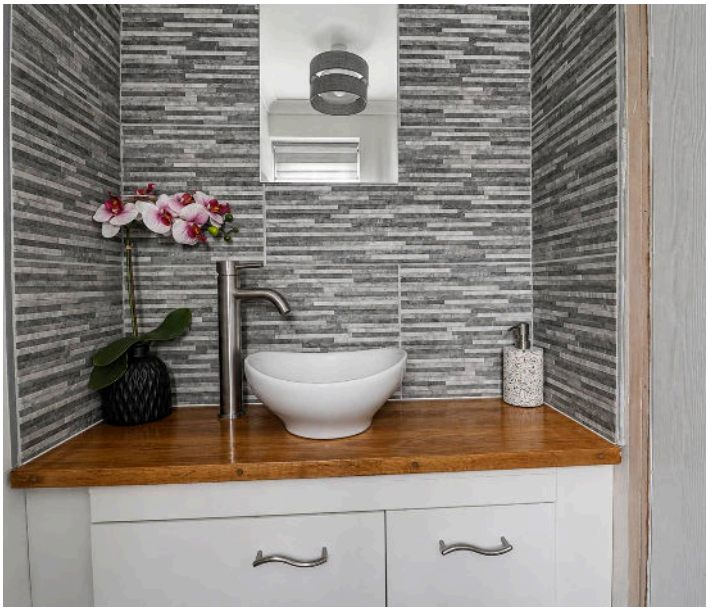
- MODERN DETACHED HOME
- POPULAR RESIDENTIAL AREA CLOSE TO AMENITIES
- 3 BEDROOMS
- FRONT LOUNGE & REAR CONSERVATORY
- FITTED KITCHEN DINER
- MAIN FAMILY BATHROOM
- PRIVATE ENCLOSED REAR GARDEN
- DRONT DRIVEWAY & GARAGE
- VIEW VIA OUR GAINSBOROUGH OFFICE







Front Entrance Hall
Includes a front uPVC double glazed entrance door with frosted glazing, wall to ceiling coving and doors leads off to;



Cloakroom
Has a front uPVC double glazed window with frosted glazing and a two piece suite comprising a low flush WC and circular central wash hand basin with storage units beneath and oak style top and tiled splash back, a wall mounted chrome towel heater and wall to ceiling coving.

Main Living Room
14' 11" x 15' 5" (4.55m x 4.70m)
With a front uPVC double glazed bow window, laminate flooring, single flight staircase leads to the first floor accommodation with open spell balustrading, TV input and a glazed door allows access through to;





Breakfast Kitchen
15' 0" x 9' 2" (4.57m x 2.80m)
With a rear hardwood glazed window and adjoining twin glazed doors allowing access to the conservatory. The kitchen includes a range of shaker style low level units, drawer units and wall units with rounded brushed aluminium style pull handles and a laminate working top surface incorporating a one and a half ceramic sink bowl unit with drainer to the side and block mixer tap, space for a free standing Range Master style cooker with overhead canopied extractor fan, space for a tall American style fridge freezer, laminate flooring and a built-in cupboard housing the Logic gas modern combi boiler.



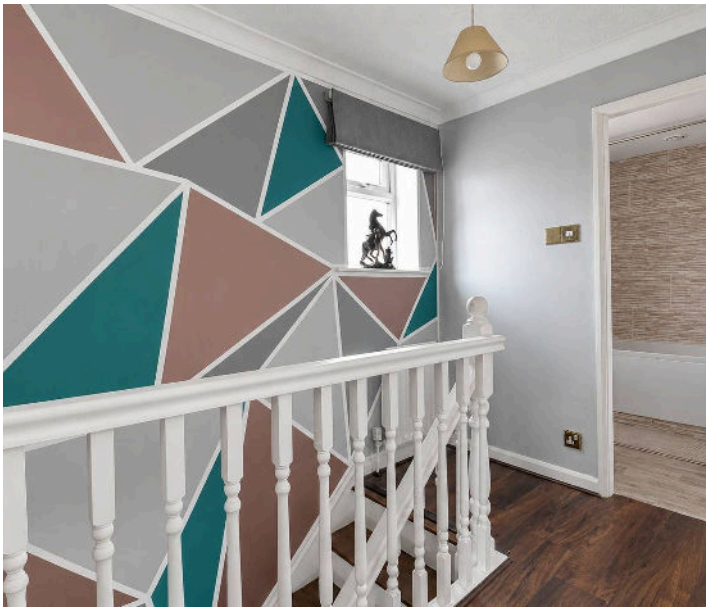
Rear Conservatory
12' 2" x 13' 1" (3.70m x 3.99m)
With a hipped and pitched polycarbonate roof, surrounding uPVC double glazed windows with rear double glazed doors allowing access to the garden.



First Floor Landing
Has a side uPVC double glazed window, laminate flooring, wall to ceiling coving, built-in airing cupboard and loft access.



Master Bedroom 1
11' 9" x 8' 7" (3.58m x 2.62m)
With a front uPVC double glazed window, TV input, wall to ceiling coving and built-in wardrobes.



Rear Bedroom 2
8' 7" x 9' 9" (2.62m x 2.97m)
With a rear uPVC double glazed window.

Front Bedroom 3
8' 11" x 6' 0" (2.72m x 1.83m)
With a front uPVC double glazed window and over the stairs storage and wall to ceiling coving.

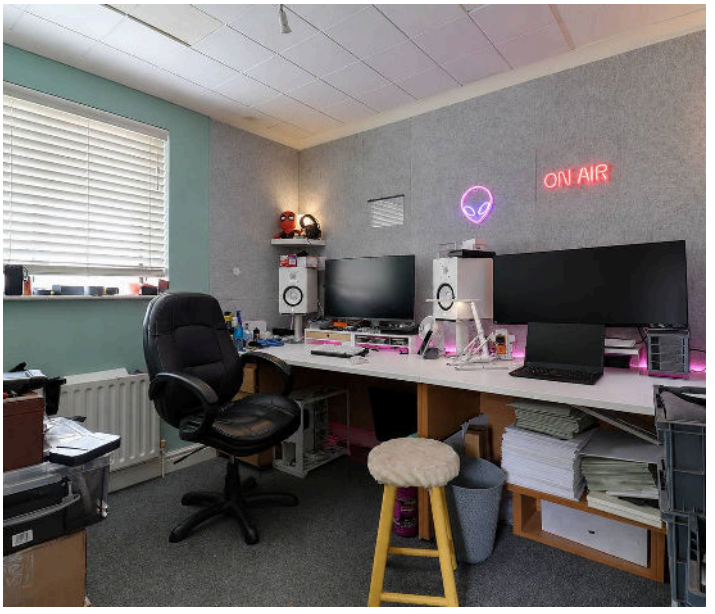
Family Bathroom
6' 11" x 6' 0" (2.10m x 1.83m)
With a side uPVC double glazed window with frosted glazing providing a three piece suite in white comprising a low flush WC, panelled bath with overhead shower attachment and a vanity wash hand basin with storage units beneath, wall mounted chrome towel heater, fully tiled walls and ceiling LED spotlights.



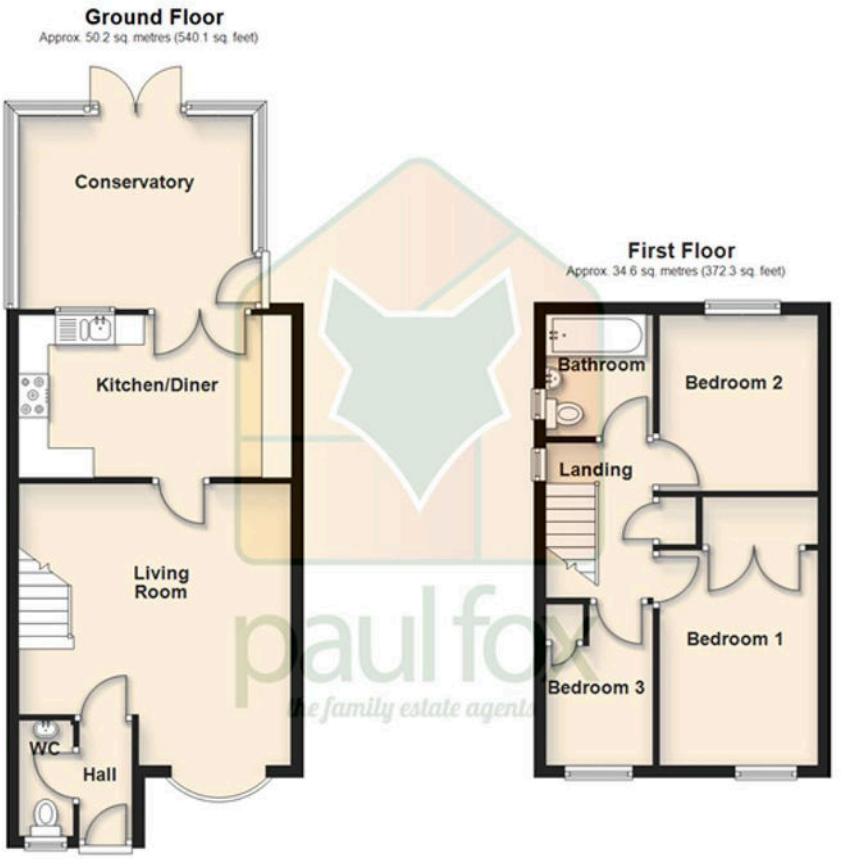


Grounds

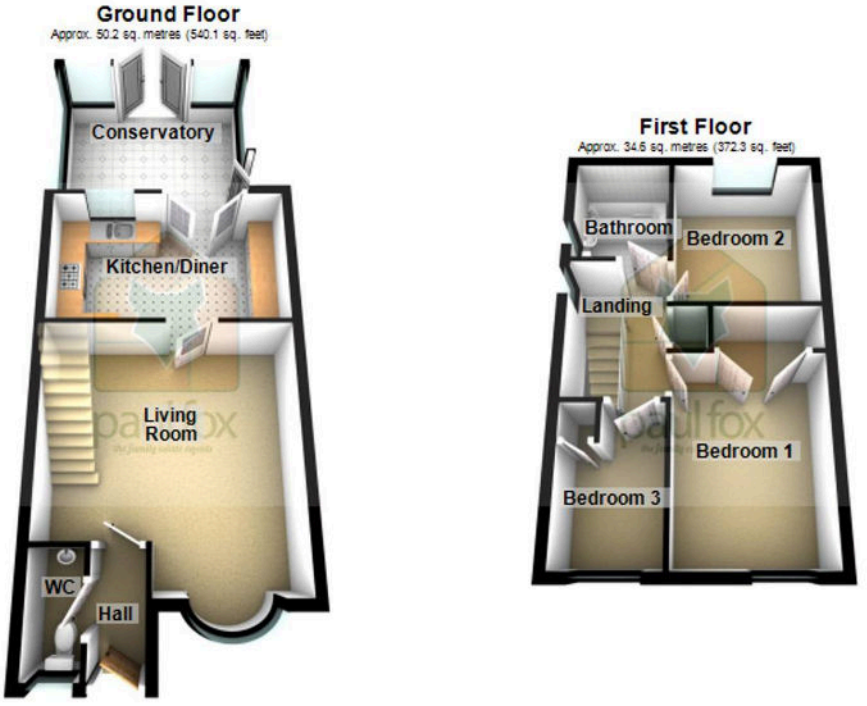
The property is positioned on a generous private mature plot with the rear providing a wrap around flagged patio entertaining area with raised principally lawned with secure fencing. To the side of the property is space for a storage shed and a side gateway leads out to the driveway which allows off street parking for a number of vehicles and allows direct access to the attached single garage. The front provides a principally lawned garden with boundary hedging providing excellent privacy from the front.







Total area: approx. 84.8 sq. metres (912.3 sq. feet)



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