



19 Pilgrims Way, Gainsborough

£265,000

AN IMPRESSIVE MODERN DETACHED FAMILY HOME · BEAUTIFULLY PRESENTED & IMPROVED ACCOMMODATION · 2 RECEPTION ROOMS · LARGE OPEN PLAN DINING KITCHEN & UTILITY ROOM · 4 BEDROOMS WITH A MASTER EN-SUITE · PRIVATE ENCLOSED REAR GARDEN · DRIVEWAY & GARAGING · SOLAR PANELS WITH CAR CHARGING POD · VIEWING IS ESSENTIAL TO FULLY APPRECIATE

Impressive 4-bed detached home with en-suite, office, open plan kitchen, garage, driveway, private garden, solar panels, and car charging pod in a sought-after development on town's edge.

Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Double Glazing

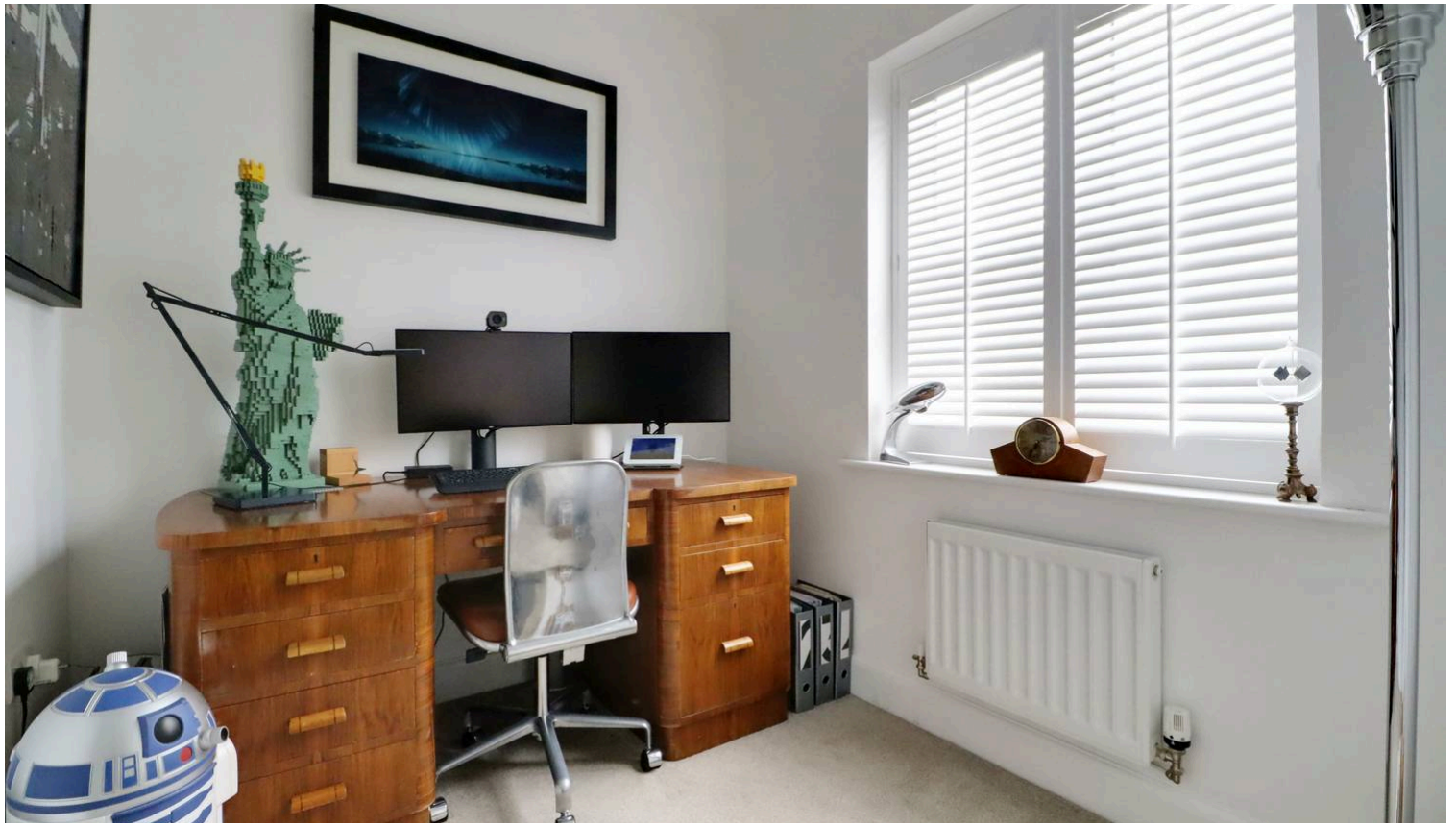
Full uPVC double glazed windows.

Central Heating

Gas fired central heating to radiators via a Potterton Pro Max boiler located within the Utility Room with the hot water fed from an electric immersion on the first floor.

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Central Reception Hallway

10' 4" x 13' 1" (3.15m x 4.00m)

Front double glazed entrance door with patterned glazing and top light, traditional straight flight staircase leads to the first floor accommodation with open spell balustrading and twin newel posts with under stairs storage, wall mounted Hive thermostat and doors to;

Cloakroom

Enjoys a modern suite in white comprises a low flush WC, pedestal wash hand basin and slate tiled flooring.

Study

7' 7" x 6' 9" (2.31m x 2.05m)

Front uPVC double glazed window with quality fitted shutters.

Rear Living Room

11' 3" x 15' 9" (3.44m x 4.80m)

With rear uPVC double glazed French doors with adjoining side light leading to the garden and TV point.





Impressive Open Plan Dining Kitchen

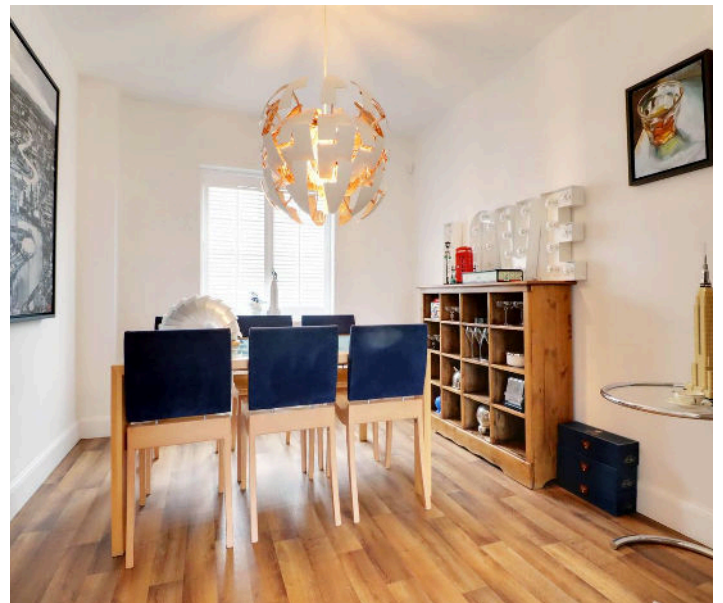
9' 0" x 22' 10" (2.75m x 6.95m)

Enjoying a dual aspect with front and rear uPVC double glazed window with front fitted shutter. The kitchen enjoys an extensive range of modern white matte finished furniture with a complementary butcher block worktop that incorporates a one and a half bowl stainless steel sink unit with drainer to the side and block mixer tap, built-in four ring gas hob with overhead canopied extractor fan and eye level oven, integral fridge freezer and dishwasher, wooden style cushioned flooring and doors through to;

Utility Room

6' 4" x 5' 11" (1.92m x 1.80m)

With a rear double glazed entrance door leading to the garden, matching furniture to the kitchen with a butcher block style worktop incorporates a single stainless steel sink unit with drainer to the side and block mixer tap, space and plumbing for appliances, continuation of matching flooring from the kitchen and concealed wall mounted Potterton Pro Max gas fired central heating boiler.





First Floor Central Landing

9' 8" x 9' 5" (2.95m x 2.87m)

With continuation of open spell balustrading, built-in airing cupboard with cylinder tank and shelving, loft access and doors to;

Master Bedroom 1

11' 7" x 12' 7" (3.52m x 3.83m)

Front uPVC double glazed window with quality fitted shutter, attractive bank of fitted wardrobes of a walnut effect with sliding fronts, wall mounted Hive thermostat and doors through to;

En-Suite Shower Room

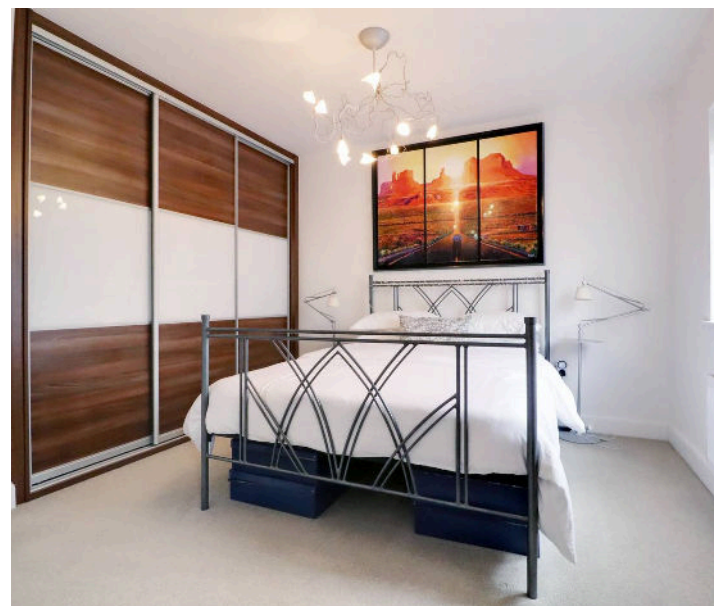
7' 3" x 7' 3" (2.20m x 2.20m)

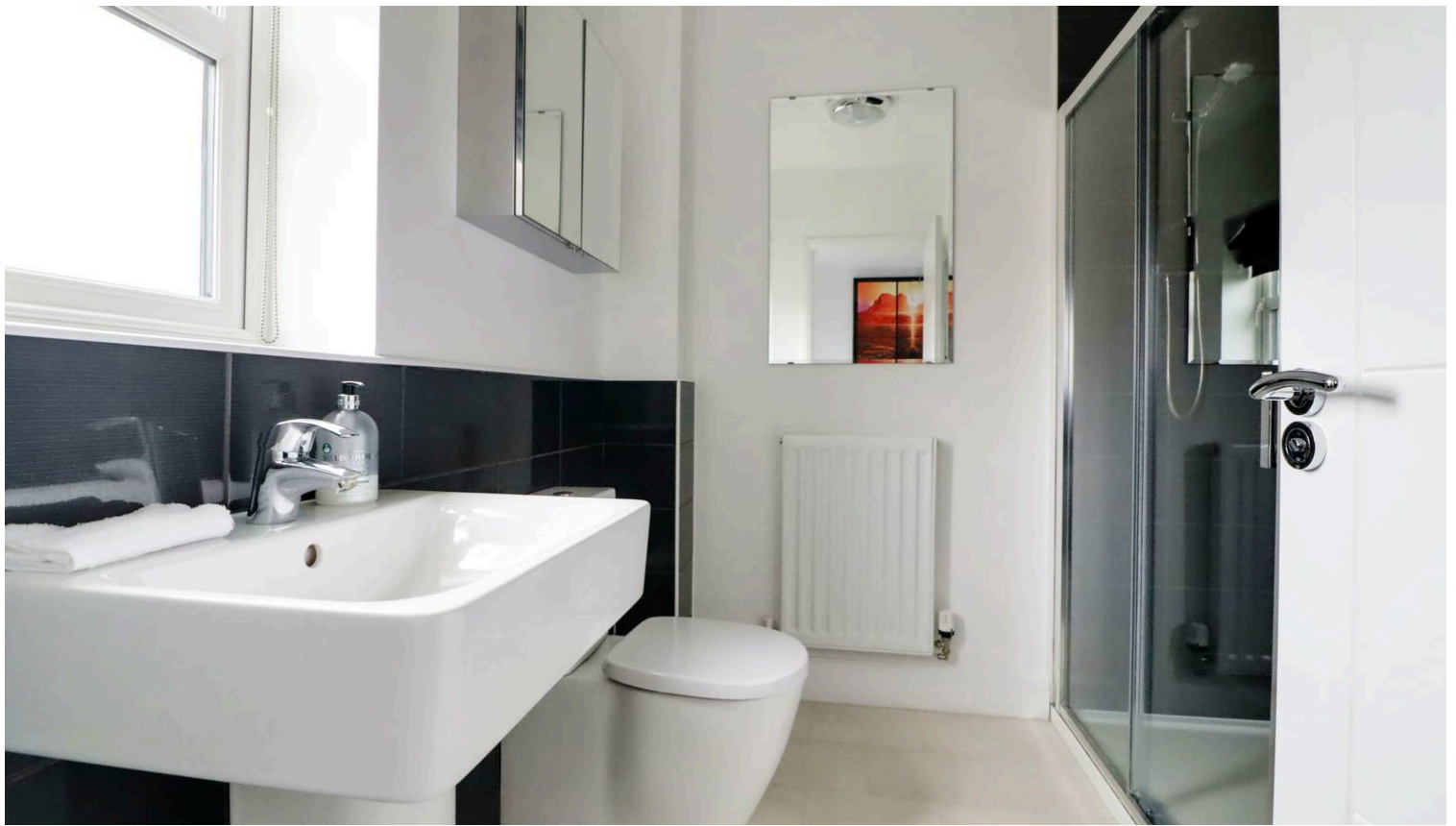
Front uPVC double glazed window with patterned glazing, modern suite in white comprising a low flush WC, pedestal wash hand basin, double shower cubicle with mains shower and glazed screen, part tiling to walls and tiled effect flooring.

Rear Double Bedroom 2

9' 2" x 12' 0" (2.80m x 3.66m)

Rear uPVC double glazed window and a bank of fitted wardrobes to one wall with adjoining shelved display.





Front Double Bedroom 3

8' 5" x 10' 6" (2.56m x 3.20m)

Front uPVC double glazed window with quality shutter.

Rear Double Bedroom 4

8' 4" x 10' 0" (2.53m x 3.05m)

Rear uPVC double glazed window.

Family Bathroom

9' 8" x 5' 7" (2.94m x 1.70m)

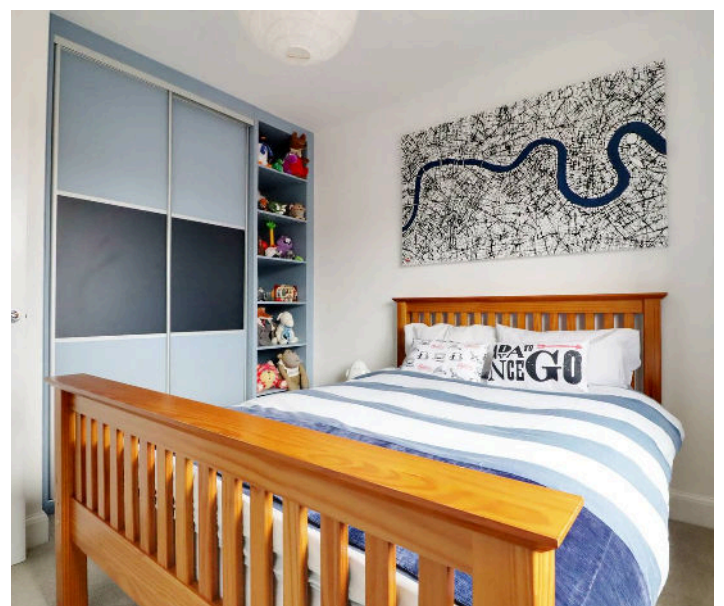
With a rear uPVC double glazed window with patterned glazing, modern suite in white comprising a low flush WC, pedestal wash hand basin, panelled bath with mains shower over, surrounding tiled walls and glazed screen and slate style flooring.

Grounds

To the front the property has a shallow shrub planted garden with flagged pathway leading to the entrance door and also to the side driveway where there is parking and direct access to the garage. The rear garden enjoys an excellent degree of privacy being fully enclosed with fenced boundaries having a number of flagged seating areas and a central astro turfed garden with pebbled borders.

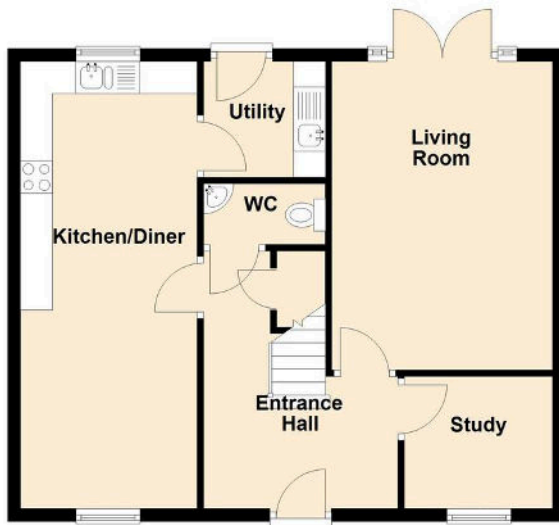
Outbuildings

The property benefits from a single brick built garage.

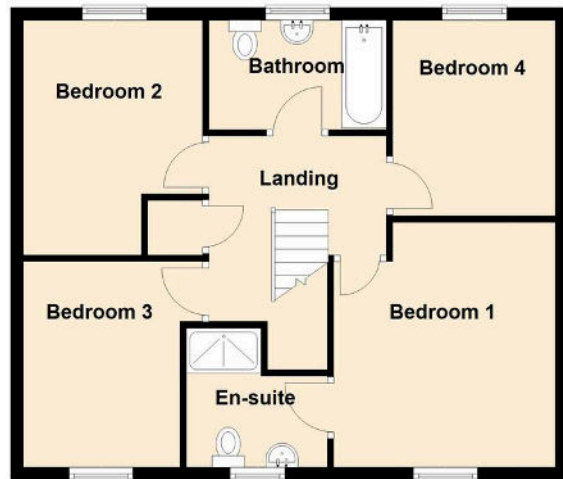




Ground Floor
Approx. 57.7 sq. metres (620.9 sq. feet)



First Floor
Approx. 57.7 sq. metres (620.9 sq. feet)



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