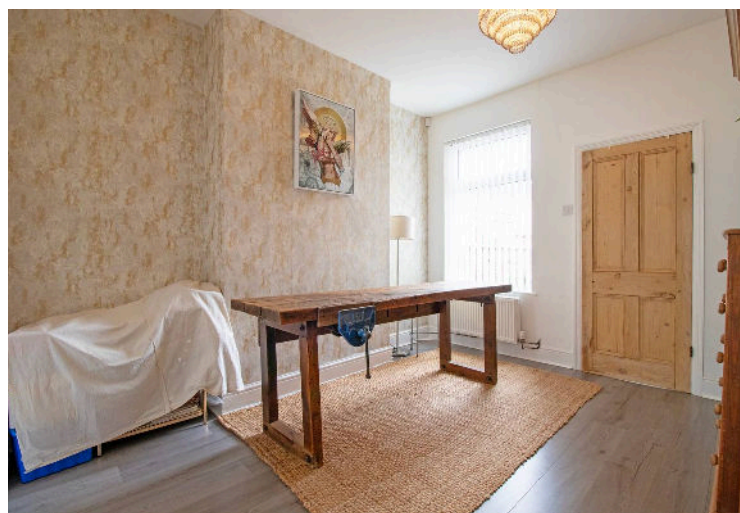
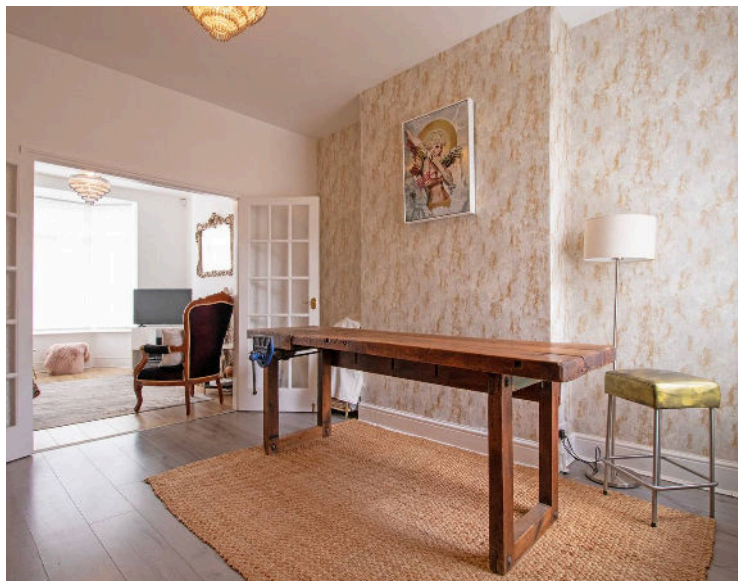
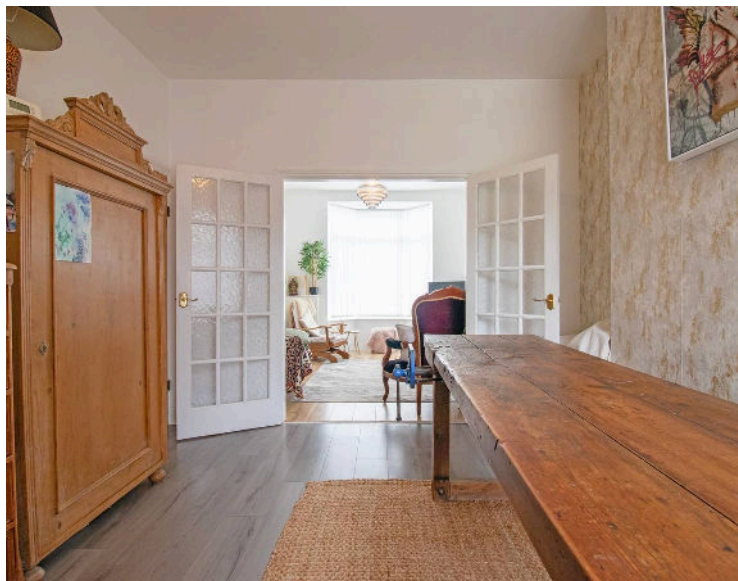




45 Asquith Street, Gainsborough

£120,000 Freehold

SPACIOUS SEMI-DETACHED FAMILY HOME • BEAUTIFULLY PRESENTED THROUGHOUT • GREAT LOCATION
CLOSE TO LOCAL AMENITIES • GENEROUS LOUNGE & DINING ROOM • MODERN FITTED KITCHEN • THREE
SIZABLE BEDROOMS • STYLISH BATHROOM SUITE • ENCLOSED REAR GARDEN



Located within a well-established and highly sought-after residential area of Gainsborough, this beautifully presented and deceptively spacious semi-detached home offers an outstanding turnkey opportunity for a wide range of purchasers. Immaculately maintained throughout, the property is ready for its new owners to move straight in and begin enjoying everything it has to offer from day one. Ideally situated within easy walking distance of highly regarded schools, local shops, supermarkets, leisure facilities and excellent transport links, the home perfectly combines generous living accommodation with everyday convenience.

The accommodation is both spacious and well-planned, briefly comprising an entrance porch leading into a welcoming entrance hallway, a generous lounge filled with natural light, a separate dining room providing the perfect setting for family meals and entertaining, and a stylish fitted kitchen offering an excellent range of units with ample worktop space.

To the first floor, the property continues to impress with three well-proportioned bedrooms, all thoughtfully arranged and serviced by a contemporary family bathroom suite finished to a modern standard.

Externally, the home boasts a substantial enclosed rear garden, creating an ideal outdoor space for families and those who enjoy entertaining. A generous paved seating area provides the perfect spot for summer barbecues and alfresco dining before leading onto a well-maintained lawn, offering plenty of space for children to play or keen gardeners to enjoy. The garden is further enhanced by useful external storage, adding practicality to this already impressive home.

Offering spacious accommodation, a move-in-ready finish and an excellent location close to a wealth of local amenities, this fantastic property is sure to appeal to first-time buyers, families and investors alike. An early internal inspection is highly recommended to fully appreciate everything this wonderful home has to offer.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Kitchen

12' 6" x 8' 4" (3.80m x 2.54m)

Dining Room

12' 2" x 10' 5" (3.72m x 3.18m)

Lounge

11' 2" x 10' 5" (3.40m x 3.18m)

Bedroom 1

8' 4" x 7' 7" (2.54m x 2.31m)

Bathroom

5' 10" x 5' 9" (1.78m x 1.75m)

Bedroom 2

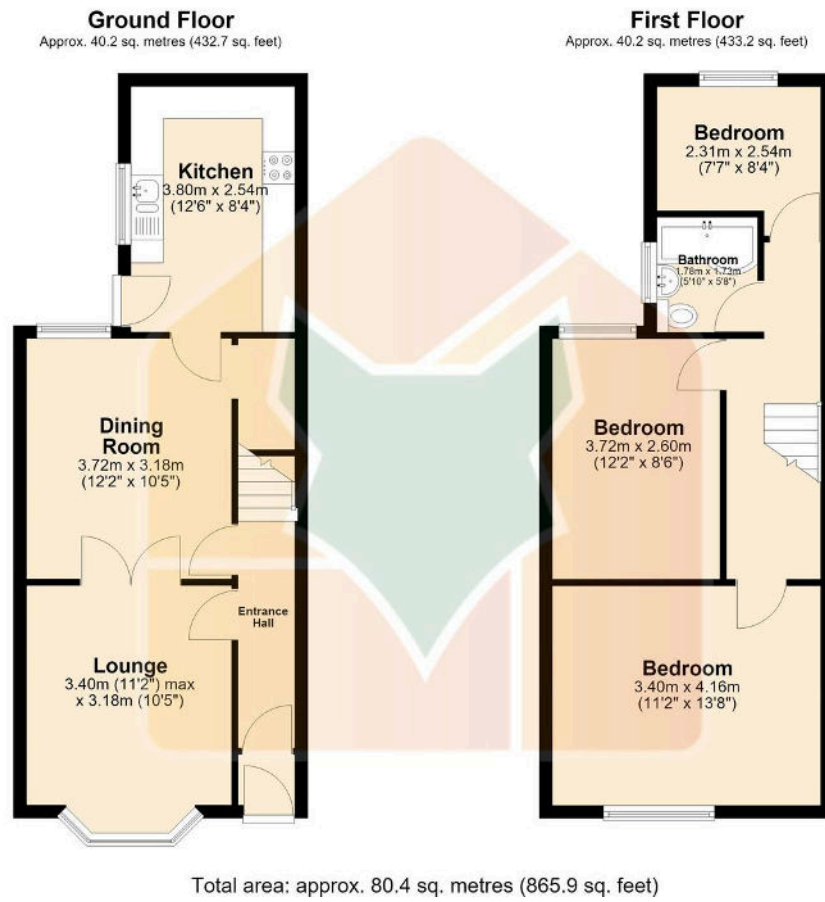
12' 2" x 8' 6" (3.72m x 2.60m)

Bedroom 3

13' 8" x 11' 2" (4.16m x 3.40m)







You can include any text here. The text can be modified upon generating your brochure.



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