





15 Bob Rainsforth Way, Gainsborough

£170,000 Freehold

WELL PRESENTED END OF TERRACE FAMILY HOME · QUIET CUL-DE-SAC POSITION · WALKING DISTANCE TO FANTASTIC AMENITIES · SPACIOUS LOUNGE · MODERN FITTED OPEN PLAN KITCHEN DINER · GROUND FLOOR W.C. · THREE SIZABLE BEDROOMS · STYLISH BATHROOM SUITE · PRIVATE SOUTH FACING REAR GARDEN · ALLOCATED PARKING FOR TWO VEHICLES PLUS ADDITIONAL PARKING

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the family estate agents





Located on a **highly regarded residential estate** and positioned towards the end of a quiet cul-de-sac, this beautifully presented end-of-terrace home offers an ideal opportunity for first-time buyers, young families or those looking for a property ready to move straight into.

The home is conveniently positioned close to a wide range of local amenities including shops, schools and excellent transport links, whilst also benefiting from a particularly attractive position with a **private south-facing rear garden**, enjoying plenty of sunshine throughout the day.

The well-presented accommodation briefly comprises a welcoming entrance hall, spacious lounge, **modern fitted kitchen diner** and useful ground-floor WC. To the first floor are **three well-proportioned bedrooms**, serviced by a stylish family bathroom suite.

Externally, the property enjoys a low-maintenance lawned frontage with fenced boundary and pathway providing access to the front door. The **enclosed and private south-facing rear garden** is a fantastic space for relaxing and entertaining, with a paved patio seating area leading onto a lawned garden and useful storage shed to the rear.

The property also benefits from **allocated parking for two vehicles to the rear**, together with additional parking available to the side of the home.

A further excellent feature is the **converted loft storage area**, providing a generous amount of useful additional storage space.

A fantastic home in a sought-after cul-de-sac position, combining modern accommodation, excellent parking and a sunny south-facing garden. Viewings are highly recommended to fully appreciate everything this property has to offer.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Kitchen / diner
15' 0" x 8' 7" (4.58m x 2.61m)

Lounge
17' 11" x 11' 5" (5.45m x 3.48m)

Wc

Bedroom 1
15' 0" x 8' 11" (4.58m x 2.71m)

Bathroom
8' 0" x 5' 3" (2.45m x 1.59m)

Bedroom 2
8' 3" x 7' 5" (2.51m x 2.25m)

Bedroom 3
12' 1" x 7' 10" (3.68m x 2.38m)





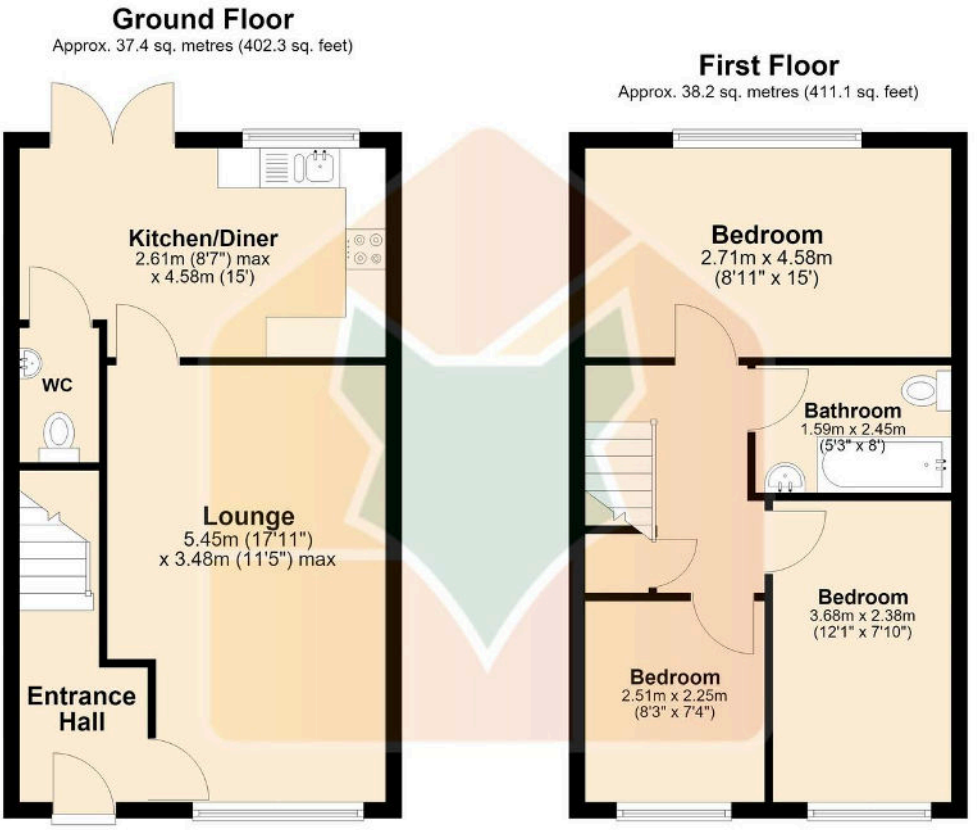












Total area: approx. 75.6 sq. metres (813.4 sq. feet)

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