





16 Lea Road West, Gainsborough

£120,000 Freehold

TRADITIONAL SEMI DETACHED HOUSE · NO UPWARD CHAIN · MODERN METHOD OF AUCTION · IN NEED OF MODERNISING THROUGHOUT · 2 RECEPTION ROOMS · FITTED BREAKFAST KITCHEN · 3 BEDROOMS · MAIN FAMILY BATHROOM · LARGE MATURE PLOT WITH RANGE OF OUTBUILDINGS · OFF STREET PARKING & DETACHED GARAGE · VIEW VIA OUR GAINSBOROUGH OFFICE

paul fox
the family estate agents





FOR SALE BY MODERN METHOD OF AUCTION | THREE-BEDROOM SEMI-DETACHED HOME | EXCELLENT POTENTIAL | GENEROUS MATURE GARDEN | OFF-STREET PARKING & DETACHED GARAGE | VACANT POSSESSION

Occupying a generous mature plot at the end of a small no-through road, this traditional three-bedroom semi-detached home offers well-proportioned accommodation and considerable scope for improvement. Conveniently positioned for Gainsborough's amenities and transport links, the property presents an appealing opportunity for investors and buyers looking to create a home to their own taste.

Requiring modernisation throughout, the property benefits from two reception rooms, a generous rear kitchen, off-street parking for two vehicles and a sizeable detached garage situated across the road. Offered with vacant possession, the property is for sale by the Modern Method of Auction.

The accommodation briefly comprises, entrance hall leading to a welcoming front-facing lounge, featuring a bay window that draws natural light into the room. A separate dining/sitting room provides a versatile second reception space, with ample room for family dining or relaxation. Positioned to the rear, the spacious kitchen includes a useful built-in pantry cupboard and access to a lean-to porch.

Upstairs, three well-proportioned bedrooms are served by a family bathroom. The generous room sizes and flexible accommodation provide an excellent starting point for buyers wishing to modernise and personalise their next home.

The generous mature rear garden offers plenty of space for outdoor seating, gardening and family activities. A collection of useful outbuildings includes an adjoining brick-built store with a slate-tiled roof, a timber summerhouse, an aviary and an aluminium-framed greenhouse.

Secure gated side access leads to the front driveway, providing off-street parking for two vehicles. The sizeable detached garage is located across the road and offers valuable additional storage or workshop space.

LOCATION

Situated on Lea Road West in Gainsborough, the property is within easy reach of a range of shops, supermarkets, schools, leisure facilities and restaurants. Local road and rail connections provide access to surrounding towns and cities, adding to the appeal of this conveniently positioned home.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to complete within 56 days (the "Reservation Period").
Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349 (including VAT) for this pack, which must be viewed before bidding.



Living Room
10' 10" x 11' 3" (3.30m x 3.44m)



Dining Room
11' 6" x 14' 10" (3.50m x 4.53m)

Kitchen
12' 4" x 9' 10" (3.75m x 3.00m)

Rear Porch
4' 7" x 3' 3" (1.40m x 1.00m)

Pantry
4' 9" x 2' 7" (1.45m x 0.80m)

Bedroom 1
11' 6" x 11' 10" (3.51m x 3.60m)

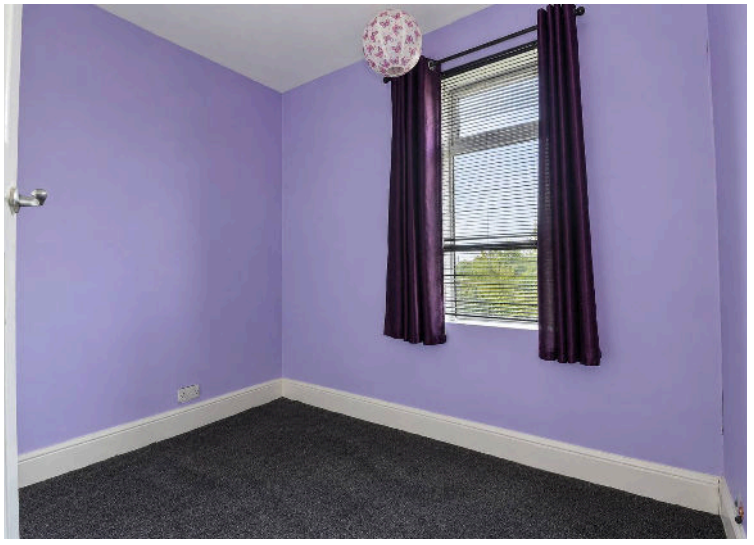


Bedroom 2
11' 3" x 10' 10" (3.44m x 3.30m)

Bedroom 3
9' 10" x 7' 7" (3.00m x 2.30m)

Bathroom
4' 5" x 6' 11" (1.35m x 2.10m)













Total area: approx. 91.6 sq. metres (986.4 sq. feet)

Ground Floor
Approx. 48.1 sq. metres (518.2 sq. feet)
Pantry
Rear Porch
Kitchen
Dining Room
Hall
Lounge
First Floor
Approx. 43.5 sq. metres (468.2 sq. feet)
Bedroom 3
Bathroom
Bedroom 1
Bedroom 2

Total area: approx. 91.6 sq. metres (986.4 sq. feet)

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Paul Fox Estate Agents

Marshalls Yard, Gainsborough - DN21 2NA

01427 339200

Gainsborough@paul-fox.com

www.paul-fox.com/

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