



## Northholme View, Gainsborough, DN21

**£149,950**

None

**Tenure:** Freehold, **Bedrooms:** 4

4 bedrooms - GARAGE - dining kitchen - d/s wc - 1st floor bathroom - enclosed gardens - viewing essential  
Housesimple is delighted to present this 4 bedroom modern house situated close to the centre of the market town of Gainsborough and in close proximity to Gainsborough Trinity fc, and the privat

### Key features:

- 4 bedrooms
- detached garage
- private gardens

## Extra info:

- **Property Age:** 2 years
- **Council Tax:** Band A (£990.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



### 4 bedrooms - GARAGE - dining kitchen - d/s wc - 1st floor bathroom - enclosed gardens - viewing essential

Housesimple is delighted to present this 4 bedroom modern house situated close to the centre of the market town of Gainsborough and in close proximity to Gainsborough Trinity fc, and the private Handel House school.

The house is at the end of a row of 3 houses and uniquely offers 4 bedrooms on the development and its own garage to the rear of the enclosed rear garden. The property has been built to a high standard and briefly comprises: Four bedrooms, Lounge, Kitchen/Diner, downstairs cloakroom and upstairs family bathroom. There is an enclosed garden to rear with garage and parking space. The property also benefits from gas central heating and double glazing throughout.

This home includes:

- Lounge

*6.3m x 3.6m (22.6 sqm) - 20' 8" x 11' 9" (244 sqft)*

Situated at the rear of the property and offering French doors leading out to the rear garden, the lounge is extremely spacious

- Kitchen Diner

*4.7m x 3m (14.1 sqm) - 15' 5" x 9' 10" (151 sqft)*

At the front of the property, the kitchen part of this area has wall and base units on 3 sides, and features a gas hob

- Cloakroom

*2.1m x 1.5m (3.1 sqm) - 6' 10" x 4' 11" (33 sqft)*

Situated just off the entrance hallway on the right as you enter this property is a downstairs cloakroom with wc and wash-hand basin.

- Bedroom 1

*3.3m x 3.3m (10.8 sqm) - 10' 9" x 10' 9" (117 sqft)*

Located on the first floor and to the rear of the property and overlooking the rear garden, the master bedroom is a good sized double bedroom with ample space for a double bed and bedroom furniture.

- Bedroom 2

*3.3m x 3m (9.9 sqm) - 10' 9" x 9' 10" (106 sqft)*

Only marginally smaller than the master bedroom, this room is again a good-sized double room and also overlooks the rear garden.

- Bedroom 3

*3m x 2.5m (7.5 sqm) - 9' 10" x 8' 2" (80 sqft)*

A third double bedroom is located at the front of the property and offers views over the Gainsborough Trinity fc ground and the town beyond.

- Bedroom 4

*3m x 2.1m (6.3 sqm) - 9' 10" x 6' 10" (67 sqft)*

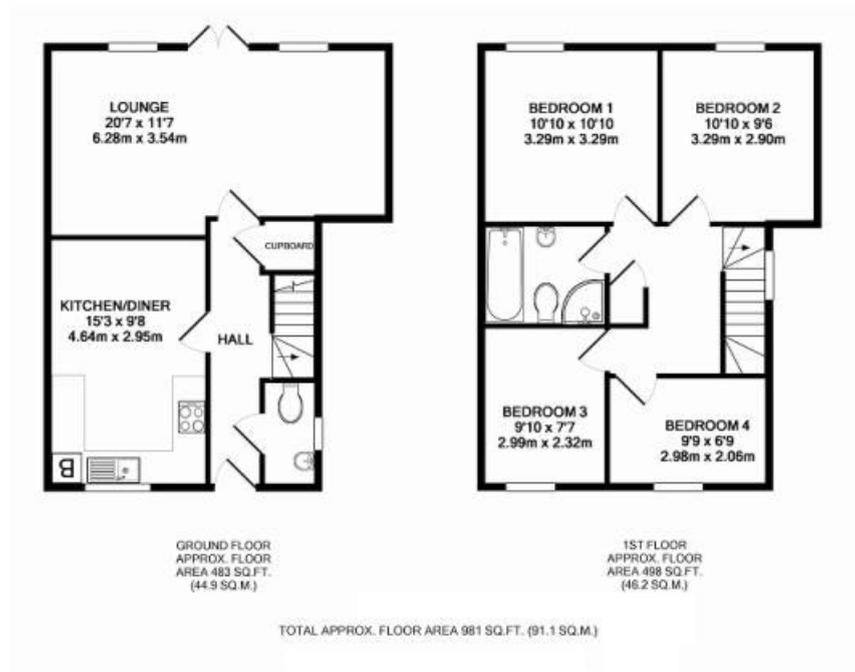
The fourth bedroom is a single room which could also be used as a home-office or study, again with views over the football ground and the town.

- Bathroom

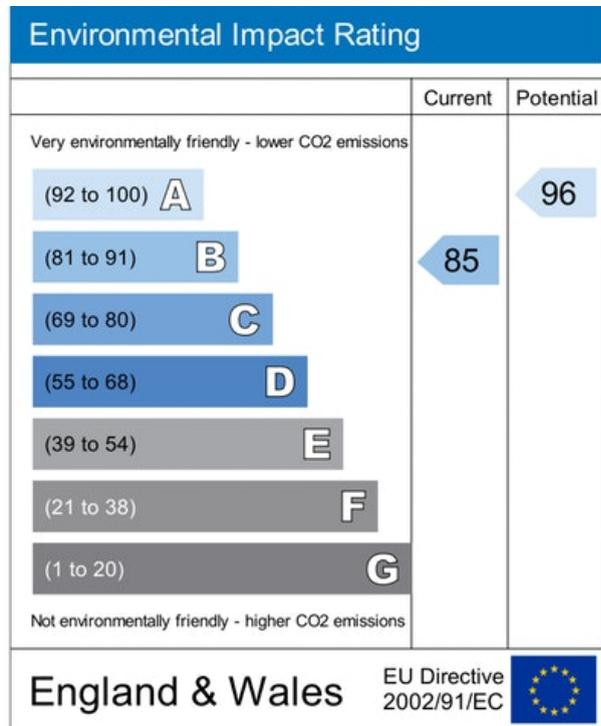
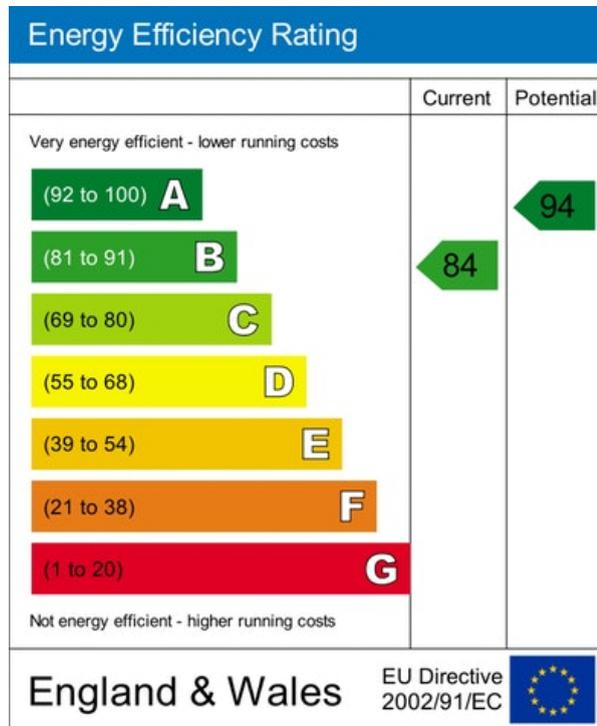
*2.5m x 1.9m (4.7 sqm) - 8' 2" x 6' 2" (51 sqft)*

The 4-piece family bathroom comprises a corner shower, a bath, wc and wash-hand basin.

## Floor plan:

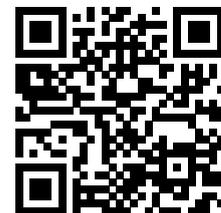


### Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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