31 Astley Crescent, Gainsborough
DN21 3SH
£249,950

** NO CHAIN ** Fantastic opportunity to purchase this three bedroom well presented detached property found in the delightful village of Scotter. This home boasts a large kitchen/diner, three reception rooms including the conservatory, utility, further sitting room and three good sized bedrooms. Ideally located close to Scotter's amenities as well as transport links to further afield Scunthorpe, Gainsborough and Lincoln, this home is ideal for a family who want a rural lifestyle while still being able to commute.

The property itself briefly comprises of an entrance hallway, living room, kitchen/diner, utility, conservatory and sitting room/bedroom four on the ground floor, with landing, all three bedrooms and family bathroom on the first floor. Externally, you will find a lawned garden to the front with a driveway offering off road parking, and a non-overlooked garden to the rear with patio area for entertaining.

Viewings are available straight away and come highly recommended to appreciate this lovely, family home!

Hallway
11'9" x 3'1" (3.59 x 0.94)

Entrance to the property is via the front door and into the hallway. uPVC window faces to the front of the property and internal doors lead to the living room, sitting room, kitchen/diner and storage cupboard.

Living Room
9'11" x 16'10" (3.03 x 5.15)

Entrance from the hallway, with double doors giving access to the kitchen/diner. Carpeted with coving to the ceiling and central heating radiator. Includes gas fireplace set on marble surround and uPVC window facing to the front of the property.

Kitchen/Diner
8'10" x 25'2" (2.7 x 7.69)

Entrance from the hallway or living room, with access to the utility and conservatory. Tiled and wooden flooring with coving to the ceiling, heated towel rail, central heating radiator and uPVC window facing to the rear of the property. A variety of base height and wall mounted wooden units with complimentary counters and tiled splashbacks. Integrated stainless steel sink and drainer, integrated oven and grill with overhead extractor fan and space and plumbing for white goods.

Utility
9'2" x 4'5" (2.8 x 1.37)

Entrance from the kitchen, uPVC window facing to the rear of the property with space and plumbing for white goods.

Conservatory
11'7" x 11'3" (3.54 x 3.45)

Open plan with the kitchen/diner, a lovely additional seating area with wooden flooring, central heating radiator and uPVC windows and French doors to the rear garden.

Sitting Room/Bedroom Four
16'1" x 9'0" (4.92 x 2.75)

Entrance from the hallway, wooden flooring with uPVC window facing to the front of the property.

Landing
2'9" x 13'3" (0.84 x 4.05)

Carpeted with uPVC window facing to the side of the property and internal doors leading to all three bedrooms and family bathroom.

Bedroom One
9'11" x 11'7" (3.03 x 3.54)

Entrance from the landing, carpeted with central heating radiator and uPVC window facing to the front of the property.

Bedroom Two
8'11" x 14'11" (2.72 x 4.57)

Entrance from the landing, carpeted with central heating radiator and uPVC window facing to the rear of the property.

Bedroom Three
13'3" x 6'10" (4.06 x 2.09)

Entrance from the landing, carpeted with central heating radiator and uPVC window facing to the front of the property.

Bathroom
9'10" x 8'11" (3.02 x 2.72)

Entrance from the landing, vinyl effect flooring with tiled walls and uPVC window facing to the side of the property. A four piece suite consisting of toilet, sink, bathtub and corner shower. Includes built-in storage.

External

To the front of the property is a lawned garden with a driveway offering off road parking. A path leads down the side of the property to the rear garden where you will find a non-overlooked garden with lawn and patio area, ideal for entertaining, with large shed for storage.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC