



Asking Price £299,950 | Freehold

Gainsborough Road, PE9 1DH





Key Features & Description

- Extended
- Three Bedrooms, Semi- Detached
- Refurbishment Property
- Downstairs W/C
- Garage & Workshop
- Carport
- Available with No forward Chain
- EPC Rating C | Council Tax Band C

This extended three-bedroom semi-detached property offers an excellent opportunity for buyers looking to refurbish and create a spacious family home. The house has been extended over the garage and benefits from a driveway and a car port, providing ample off-road parking. To the rear of the garage there is a useful workshop, ideal for hobbies, storage or further development potential.

On the ground floor, the property features a welcoming entrance hall leading to a bright and airy living room, a kitchen with plenty of scope for redesign, a practical utility room and a convenient W/C. Upstairs, there are three well-proportioned bedrooms along with a family bathroom, all offering great potential for modernisation.

Outside, the home enjoys front and rear gardens which are mainly laid to lawn, providing ideal outdoor space for families or those who enjoy gardening.

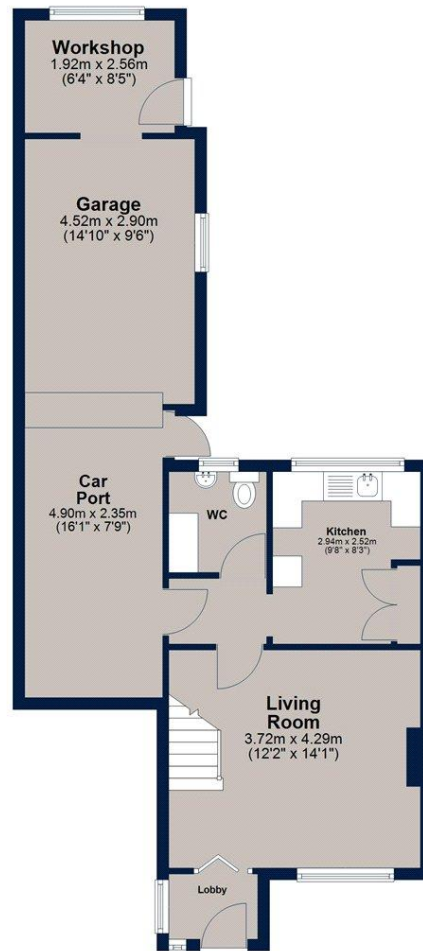
With its solid layout, existing extension and excellent potential for improvement, this property is perfect for anyone wishing to put their own stamp on a home.





Ground Floor

Approx. 59.5 sq. metres (639.9 sq. feet)



First Floor

Approx. 54.9 sq. metres (590.5 sq. feet)



Total area: approx. 114.3 sq. metres (1230.5 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. www.m-photo.pro
Plan produced using PlanUp.

Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.



Osprey Oakham Sales
4 Burley Road, Oakham, Rutland LE15 6DH
T: 01572 756675 |
osprey-property.co.uk