



Guide Price £275,000 | Freehold

Gainsborough Road, PE9 1DH





## Key Features & Description

- Three Bedrooms
- Extended 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.







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

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