



**Horsley Park Horsley Road, Gainsborough DN21 2TD**



**william  
h brown**

**welcome to**

## **Horsley Park Horsley Road, Gainsborough**

**\*\* UPGRADES INCLUDED \*\*** A contemporary, spacious and sustainable three bedroom detached townhouse located on this stunning development adjacent to the River Trent, Gainsborough with access to miles of towpaths and plenty of green space for family fun.



This beautifully designed three-storey home offers the perfect blend of style, functionality, and space for modern family living.

Step into a welcoming hallway that leads to a versatile Garden Room/Snug – ideal as a playroom, home office, or second lounge – with direct access to the garden. The ground floor also benefits from a utility room, a downstairs WC, and convenient internal access to a car port.

The first floor is designed for both entertaining and relaxing. A light-filled lounge designed for family gatherings, while the kitchen and dining area create a sociable space for everyday living and dinner parties. A landing study nook provides the perfect spot for working from home or homework time.

Upstairs, you'll find three well-proportioned bedrooms. The main bedroom is a true retreat with its own en-suite shower room, while bedrooms two and three share a stylish family bathroom and don't forget that handy storage cupboard on the landing.

## Ground Floor

### Garden Room / Snug

14' 8" x 8' 7" ( 4.47m x 2.62m )

### Utility

7' 9" x 5' 9" ( 2.36m x 1.75m )

### Hall

13' 3" x 5' 4" ( 4.04m x 1.63m )

### Wc

6' 6" x 3' 1" ( 1.98m x 0.94m )

### Car Port

10' x 19' ( 3.05m x 5.79m )

## First Floor

### Kitchen / Dining

19' x 7' 9" ( 5.79m x 2.36m )

### Lounge

10' 8" x 19' ( 3.25m x 5.79m )

### Landing / Study Nook

9' 1" x 6' 1" ( 2.77m x 1.85m )

## Second Floor

### Bedroom One

10' 9" x 13' 1" ( 3.28m x 3.99m )

### En Suite

8' 2" x 5' 7" ( 2.49m x 1.70m )

### Bedroom Two

8' 2" x 11' 3" ( 2.49m x 3.43m )

### Bedroom Three

8' 2" x 7' 5" ( 2.49m x 2.26m )



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## Horsley Park Horsley Road, Gainsborough

- PLOT 11 - THE CURLEW \*\* UPGRADES INCLUDED \*\*
- HIGH SPECIFICATION THROUGHOUT - 1272 SQFT
- OPEN PLAN KITCHEN/DINER WITH SEPARATE LOUNGE
- EN SUITE TO MAIN DOUBLE BEDROOM
- CONVENIENT UTILITY ROOM & CLOAKROOM WC

Tenure: Freehold EPC Rating: Awaiting

£245,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCR124350 - 0003

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