



Horsely Park Horsley Road, Gainsborough DN21 2TD



welcome to

Horsely Park Horsley Road, Gainsborough

**** SHOW HOME - FIXTURES & FITTINGS AND UPGRADES INCLUDED **** A contemporary, high spec and sustainable three bedroom 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.



**** SHOW HOME - FIXTURES, FITTINGS & UPGRADES INCLUDED ****

Discover the perfect balance of style and comfort in this modern three-bedroom semi-detached home, thoughtfully designed across three levels, complete with a driveway and private rear garden.

On the ground floor, you'll find a welcoming entrance hall, convenient utility space, and a WC.

The first floor is made for everyday living and entertaining, featuring an open-plan kitchen, dining, and lounge area with a large window that invites in the warmth of summer days and offers the perfect view of crisp winter mornings, letting you fully enjoy the comfort of your beautiful new home. A landing with a cozy study nook adds extra functionality.

Upstairs, the second floor offers a serene master bedroom, two additional bedrooms, a family bathroom, and a landing that provides additional space for your day-to-day needs.

Ground Floor

Utility

7' 9" x 4' 4" (2.36m x 1.32m)

Hall

7' 9" x 16' 8" (2.36m x 5.08m)

Wc

7' 9" x 3' 2" (2.36m x 0.97m)

Car Port

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

First Floor

Open Plan Living

19' 1" x 19' (5.82m x 5.79m)

Landing / Study Nook

7' 1" x 5' 8" (2.16m x 1.73m)

Second Floor

Bedroom One

10' 9" x 10' 5" (3.28m x 3.17m)

Bedroom Two

10' 9" x 8' 3" (3.28m x 2.51m)

Bedroom Three

7' 9" x 10' 6" (2.36m x 3.20m)

Bathroom

7' 11" x 6' 1" (2.41m x 1.85m)

Agent's Note



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- ** SHOW HOME ** PLOT 3 - THE TURNSTONE
- *** FIXTURES & FITTINGS AND UPGRADES INCLUDED ***
- HIGH SPECIFICATION THROUGHOUT - 1024 SQFT
- MODERN OPEN PLAN LIVING SPACE
- DRIVEWAY & CARPORT

Tenure: Freehold EPC Rating: Awaited

£230,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/LCR124342](https://www.williambrown.co.uk/Property/LCR124342)



Property Ref:
LCR124342 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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