



Westfield Upton Road, Kexby GAINSBOROUGH DN21 5NF

welcome to

Westfield Upton Road, Kexby GAINSBOROUGH

Located in the small village of Kexby, this four-bedroom detached family house is offered with no upward chain. Spacious living accommodation downstairs including dining kitchen, lounge, dining room and conservatory. Beautiful lawned wrap around gardens with mature plants and shrubs.



Entrance Hall

Neutral decor, central heating radiator, double glazed window and door.

Inner Hall

Neutral decor and central heating radiator.

Lounge

19' 6" max x 13' 6" into bay and recess (5.94m max x 4.11m into bay and recess)

Feature fire surround with living flame gas fire, central heating radiator and two double glazed windows.

Dining Room

19' 7" x 11' 1" max (5.97m x 3.38m max)

Two central heating radiators and three double glazed windows.

Dining Kitchen

16' 9" x 10' 7" (5.11m x 3.23m)

Fitted with gloss wall and base units, complementary work surfaces and 1 1/2 sink and drainer, Integrated appliances including hob, oven and dishwasher. Tiled flooring, central heating radiator, two double glazed windows and double glazed patio doors to the rear.

Utility/Cloakroom

6' 6" x 3' 10" (1.98m x 1.17m)

Fitted with wc, wash hand basin and single glazed window. Space for washing machine and dryer.

Conservatory

11' 4" x 9' 4" (3.45m x 2.84m)

Tiled flooring, central heating radiator and double glazed windows and doors.

Landing

Staircase leading to the landing.

Bedroom One

13' 6" to rear of wardrobe x 11' 11" (4.11m to rear of wardrobe x 3.63m)

Concealed storage, central heating radiator and double glazed window overlooking the fields.

Bedroom Two

16' 11" x 10' 6" plus recess (5.16m x 3.20m plus recess)

Loft access, central heating radiator and two double glazed windows.

Bedroom Three

12' 1" x 11' max (3.68m x 3.35m max)

Neutral decor, central heating radiator and double glazed window.

Bedroom Four

10' 3" to rear of wardrobe x 6' 6" (3.12m to rear of wardrobe x 1.98m)

Neutral decor, concealed storage, central heating radiator and double glazed window.

Bathroom

12' 11" x 6' 10" (3.94m x 2.08m)

Fitted with three piece suite including corner bathtub and separate shower cubicle. Tiled flooring, loft access, central heating radiator and double glazed window.

Front Garden

Mature garden with plants and shrubs.

Rear Garden

Lovely wrap around mature lawned gardens with spruce tree and beautiful plants and shrubs. Rear terraced area. All enclosed by wall, fencing and hedges.

Greenhouse

Rear

Gated to the rear of the property with playing field to the rear.

Driveway

Side driveway leading to the garage.

Garage

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Westfield Upton Road, Kexby GAINSBOROUGH

- OFFERED WITH NO UPWARD CHAIN
- Four bedroom detached family home
- Dining kitchen, two spacious reception rooms and conservatory
- Good sized family bathroom and downstairs cloakroom
- Beautiful mature wrap around gardens overlooking the fields to the rear

Tenure: Freehold EPC Rating: D

Council Tax Band: D

Awaiting Photograph

£300,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
RFD109964 - 0013

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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