



## 4 Old Chapel Court, Gainsborough, DN21 4SB

£299,950

Incredibly flexible and completely immaculate home tucked away in a quiet corner of the quiet village of Waddingham. The layout here can suit a variety of needs with both upstairs and downstairs bedrooms and bathrooms, multiple reception rooms and a spacious kitchen diner too.

Please check the floorplan to really see the space on offer, it's a much larger home than it looks from the outside and the owners have presented it perfectly, with warm neutral decor throughout. The bathrooms and the kitchen are well finished and the outside space is low maintenance, secure and private. We have off road parking and a garage too.

Viewings are available by appointment, please contact us to book.

Entrance



Bedroom three 10'7" x 9'8" (3.25 x 2.97)



Lounge 14'9" x 13'1" (4.50 x 3.99)



Bathroom 8'11" x 5'8" (2.73 x 1.74)



Kitchen/Diner 20'5" x 17'11" (6.24 x 5.47)



Reception Room 9'10" x 8'11" (3.01 x 2.72)



Landing

Bedroom one 17'5" x 15'5" (5.33 x 4.71)



En-suite 10'9" x 7'4" (3.29 x 2.25)



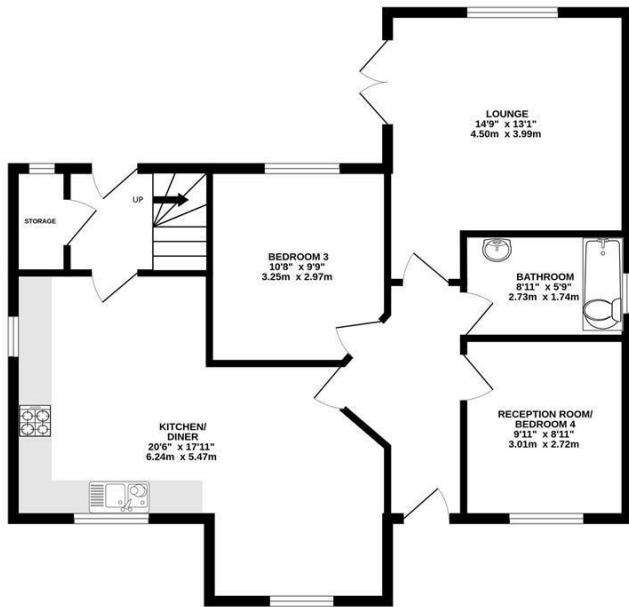
Bedroom two 17'5" x 10'8" (5.33 x 3.27)



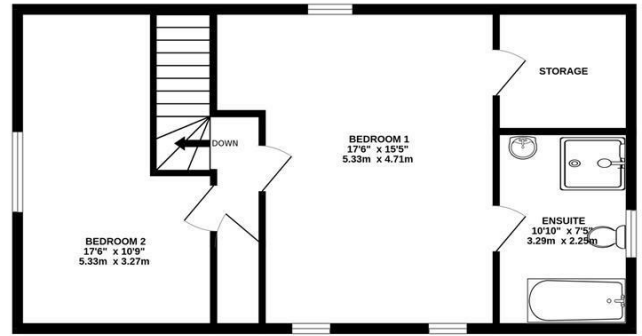
Outside



**GROUND FLOOR**  
798 sq.ft. (74.2 sq.m.) approx.



**1ST FLOOR**  
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 1385 sq.ft. (128.6 sq.m.) approx.

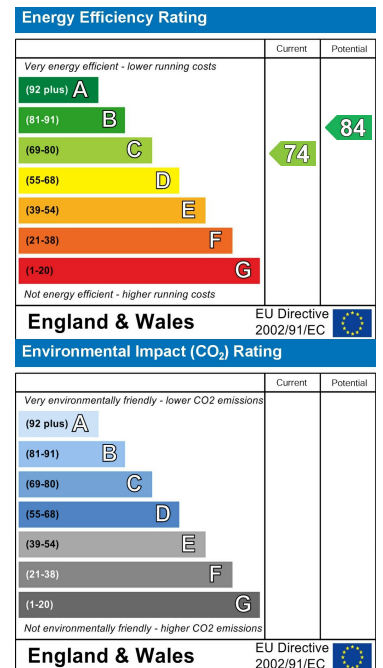
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



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