



10 RAVENDALE ROAD GAINSBOROUGH, DN21 1XA

£220,000
FREEHOLD

****GUIDE PRICE £220,000-£230,000****

This beautifully presented, recently refurbished home has been finished to an exceptional standard throughout. Early viewing is highly recommended to fully appreciate the space, style, and quality on offer. This ideal home is situated in a much sought after location of Gainsborough, close to local schools and amenities. In brief, the property welcomes you via an inviting entrance hall with solid oak flooring, leading to a well-proportioned living room complete with a charming log burner. The ground floor further benefits from a stylish newly fitted navy blue kitchen, a practical utility room, and a bright conservatory. To the first floor are three well-sized bedrooms and a contemporary bathroom suite. Externally boasts with block paved driveway, attached garage and an extensive rear garden.

**Kendra
Jacob**

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10 RAVENDALE ROAD

• DETACHED • FULLY RENOVATED
THROUGHOUT • THREE BEDROOMS • UTILITY
ROOM • ATTACHED GARAGE • BEAUTIFUL LOG
BURNER FITTED TO THE LIVING ROOM • BLOCK
PAVED DRIVEWAY • CONSERVATORY • CLOSE TO
LOCAL SHOPS, SUPERMARKETS, SCHOOLS & OTHER
AMENITIES • GUIDE PRICE £220,000-£230,000

ENTRANCE HALL

A welcoming entrance hall featuring a UPVC front door with a double-glazed obscure window, allowing natural light while maintaining privacy. An elegant oak spindle staircase leads to the first floor. The space benefits from solid oak flooring, a central heating radiator, and multiple power points.

LIVING ROOM

A generously sized living room with a large front-facing double-glazed window, filling the space with natural light. The room includes a TV point, power points, and a central heating radiator. A charming log burner creates a cosy and inviting atmosphere.

KITCHEN/DINER

A stunning modern fitted kitchen with a range of high and low-level units and complementary work surfaces. Features include a porcelain sink with drainer and integrated appliances, including a dishwasher. There is a gas hob with an electric oven beneath and a stainless steel extractor hood with splashback tiling. Additional benefits include tiled flooring, power points, a TV point, a central heating radiator, and a useful under-stairs storage cupboard. A rear-facing double-glazed window overlooks the garden, and doors lead through to the conservatory. Ample space is provided for a family dining table.

UTILITY ROOM

Fitted with work surfaces, built-in cupboards, and plumbing for a washing machine. The room also includes power points, a central heating radiator, tiled flooring, a

double-glazed window, and a UPVC door providing access to the garden.

CONSERVATORY

A bright and airy space with tiled flooring, double-glazed windows, and French doors opening onto the garden, perfect for relaxing or entertaining.

FIRST FLOOR-LANDING

A light and spacious landing with an oak spindle staircase, side-facing double-glazed window, loft access, and a built-in storage cupboard with shelving. Also includes a central heating radiator and power points.

BEDROOM ONE

A generous double bedroom with a large front-facing double-glazed window, allowing plenty of natural light. Includes a central heating radiator and power points.

BEDROOM TWO

A well-proportioned double bedroom with a rear-facing double-glazed window, central heating radiator, and power points.

BEDROOM THREE

A comfortable third bedroom featuring a front-facing double-glazed window, built-in storage cupboard, central heating radiator, and power points.

BATHROOM

A beautifully presented bathroom comprising a modern suite with a vanity wash hand basin, panelled bath with shower attachment, and low-flush WC. Fully tiled with ceramic finishes and a PVC ceiling, the room also includes



an extractor fan, heated towel rail, and a double-glazed obscure window.

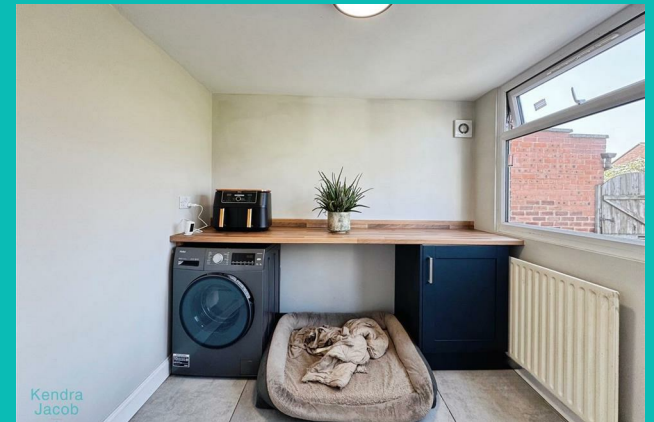
EXTERNAL

To the front of the property is an extensive block-paved driveway provides ample off-road parking, complemented by a gravel area for additional vehicles. There is secure gated side access to the rear and entry to the attached garage. Further to the rear is a well-maintained lawn garden, mainly laid to lawn with flower and plant borders, enclosed by fencing. Additional features include a storage shed, outside tap, and a paved patio area, ideal for outdoor entertaining.

GARAGE

With up and over door, power and lighting.

10 RAVENDALE ROAD





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ADDITIONAL INFORMATION

Local Authority – West Lindsey

Council Tax – Band B

Viewings – By Appointment Only

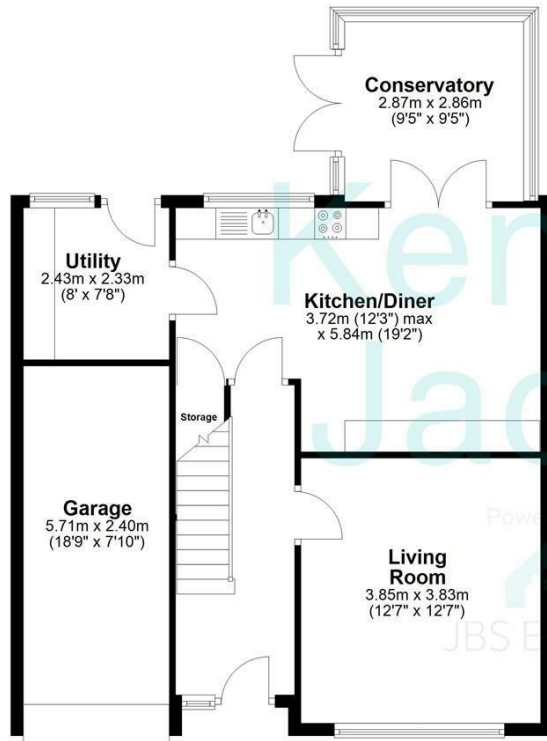
Floor Area – 1282.10 sq ft

Tenure – Freehold



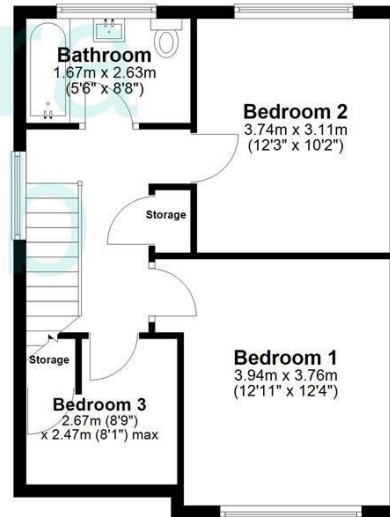
Ground Floor

Approx. 73.9 sq. metres (795.1 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.1 sq. feet)



Total area: approx. 119.1 sq. metres (1282.1 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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