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Old Showfields, Gainsborough, DN21 2QE



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Asking Price: **£235,000**

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### Key Features

- CALL NOW TO VIEW
- THREE BEDROOM
- DETACHED
- OFF ROAD PARKING
- GARAGE
- COUNCIL TAX BAND C
- EPC rating D
- Tenure: Freehold





### Entrance

Laminate flooring, radiator, doors to cloakroom, and lounge diner.

### Cloakroom

Two-piece suite comprising of; low-level w.c., hand basin with tiled splash backs, radiator and window to the front aspect.

### Lounge diner

Fitted carpet, radiators, Window to front aspect, electric fire with surround, stairs to first floor accommodation, door to the kitchen, and French doors to conservatory.

### Kitchen

Fitted kitchen comprising of; wall and base units, resin sink with drainer and mixer tap, electric oven and hob with extractor fan over, vinyl flooring, space for fridge freezer, dishwasher, and washing machine, wall mounted boiler, window to rear aspect and door to rear garden.

### Conservatory

Laminate flooring and French doors to the rear garden.

### First Floor Accommodation

#### Bedroom One

Fitted carpet, radiator, fitted wardrobes, and window to front aspect.

#### Bedroom Two

Fitted carpet, radiator, and window to front aspect.

#### Bedroom Three

Fitted carpet, radiator, fitted wardrobes, and window to rear aspect.

### Bathroom

Fitted three-piece suite comprising of; shower cubicle, Low-level WC, vanity unit, extractor fan, and window to rear aspect.

### Outside

To the front of the property is a shingle drive, lawn, path leading to side gated access to the rear garden, garage, and front door.

To the rear of the property is a mainly laid lawn garden with a patio area, and shed which is enclosed by fencing.

## TENURE

The tenure of this property is Freehold.

## SERVICES

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

## LOCAL AUTHORITY

This property falls within the geographical area of West Lindsey Council - 01427 676676.  
<https://www.west-lindsey.gov.uk/>

## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01427 614018.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

## MORTGAGE & SOLICITORS

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

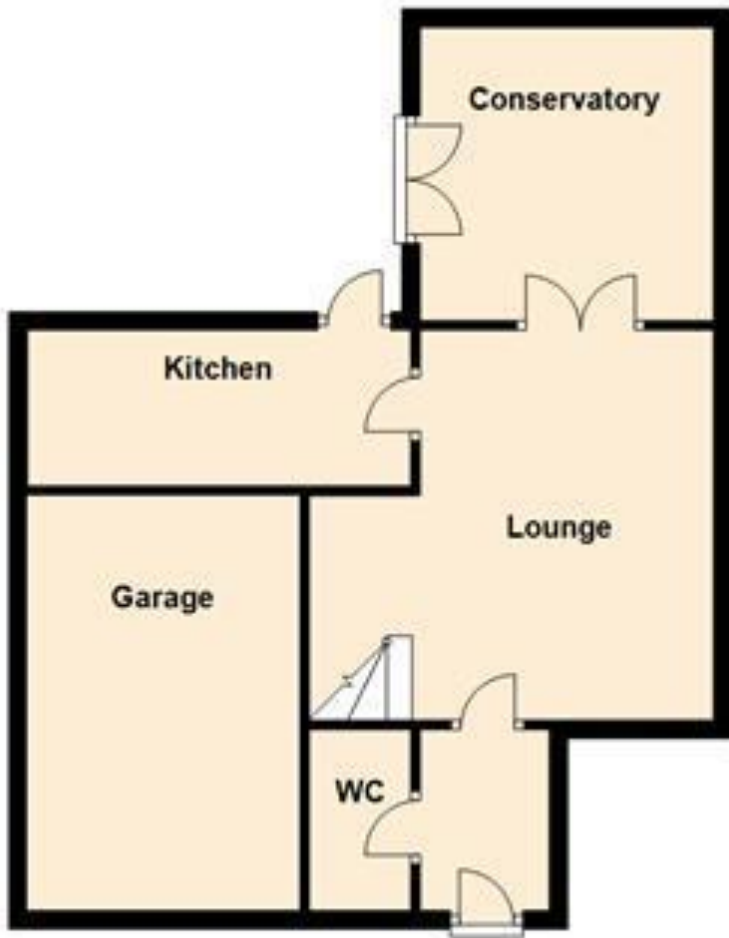
## AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:

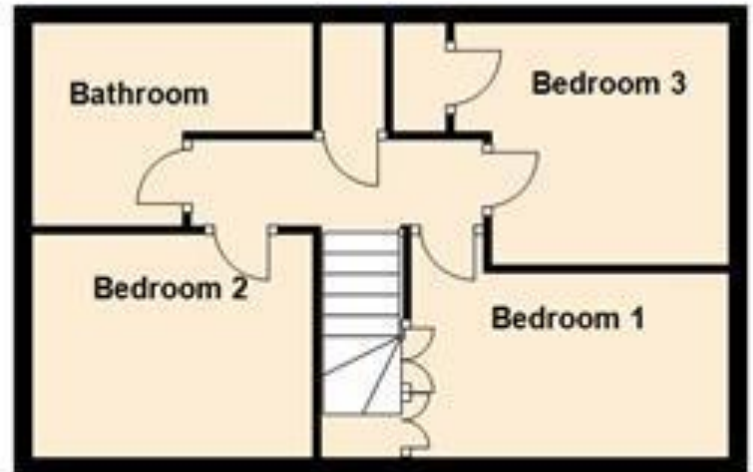
They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## Ground Floor



## First Floor



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