

Buy. Sell. Rent. Let.



Enderby Crescent, Gainsborough, DN21 1XQ



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When it comes to
property it must be


lovelle



Asking Price

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£239,995

Key Features

- THREE BEDROOM
- DETACHED
- OFF ROAD PARKING AND GARAGE
- IDEAL FAMILY HOME
- COUNCIL TAX BAND B
- NO ONWARD CHAIN
- EPC rating C
- Tenure: Freehold



DETACHED HOUSE / THREE BEDROOMS / SUN ROOM / GENEROUS REAR GARDEN / DRIVEWAY AND GARAGE / COUNCIL TAX BAND B / NO CHAIN /

Entrance

UPVC double-glazed doorway with side panel to the hallway.

Hallway

Radiator and stairs to the first floor.

Lounge Diner

Feature stone fireplace with matching hearth, radiator, glazed sliding doors leading to the rear sun room. UPVC double-glazed window to the front aspect.

Sun Room

3.00m x 2.44m (9'10" x 8'0")

Radiator, UPVC double-glazed sliding doors leading to the rear garden.

Kitchen

5.49m x 2.54m (18'0" x 8'4")

Fitted kitchen comprising of wall and base units with work surface over, tiled splashbacks, inset stainless steel sink and tap, integrated oven, 4 ring hob, and extractor fan over. Storage cupboard, radiator, UPVC double-glazed window to the rear and side aspect, and UPVC double-glazed door to the side.

Landing

Cupboard housing the central heating boiler and UPVC double-glazed window to the side aspect.

Bedroom One

4.06m x 3.43m (13'4" x 11'4")

Radiator and UPVC double-glazed window to the front aspect.

Bedroom Two

3.68m x 3.23m (12'1" x 10'7")

Radiator and UPVC double-glazed window to the rear aspect.

Bedroom Three

2.79m x 2.36m (9'2" x 7'8")

Radiator, storage cupboard and UPVC double glazed window to the front aspect

Shower Room

Fitted three-piece suite comprising of a low-level WC, vanity wash hand basin, and separate shower cubicle. Fully tiled walls, radiator, and two UPVC double-glazed windows to the rear aspect

Outside

To the rear of the property, the garden is laid to lawn and enclosed by fencing. The rear garden benefits from extensive views over Gainsborough.

To the front of the property is a long driveway leading to the garage and path to the front door. The front garden is laid to lawn with planted shrubs.

Single Garage

Up and over door, lighting and power connected.

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 Certificate

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.

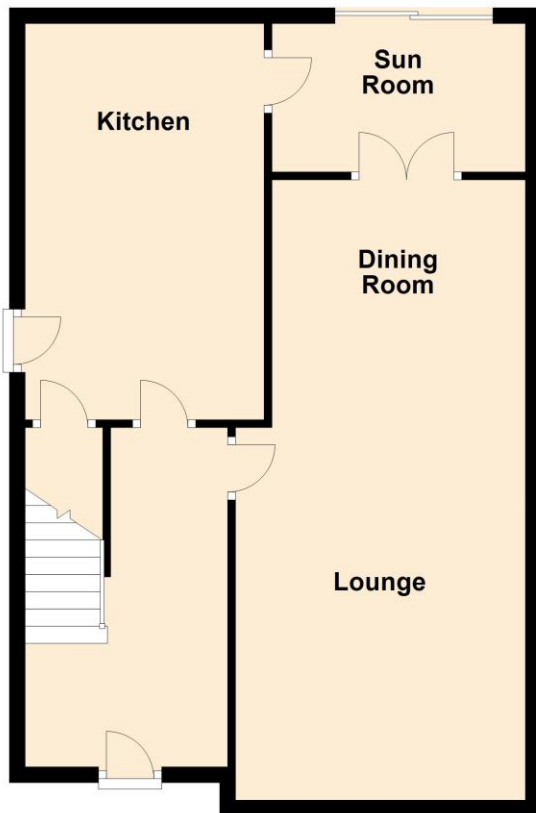
Agents Notes

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

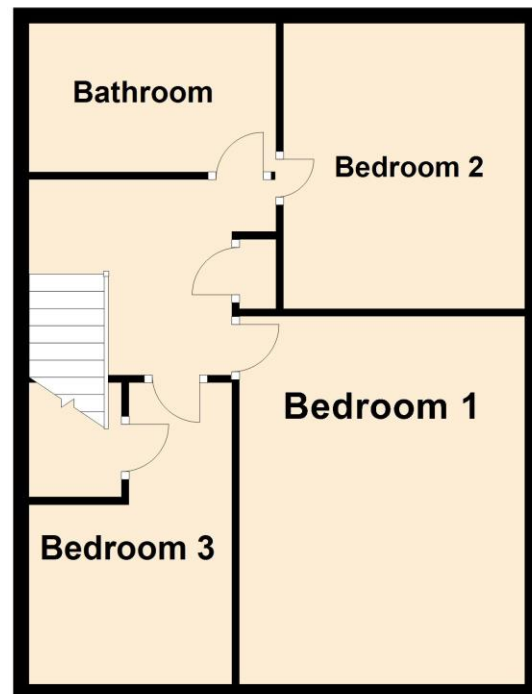
They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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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