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Orchard Close, Gainsborough, DN21 3BP



When it comes to
property it must be


lovelle



Asking Price:



£325,000

Key Features

- THREE BEDROOM
- DETACHED BUNGALOW
- OFF ROAD PARKING & GARAGE
- CUL-DE-SAC LOCATION
- OUTBUILDINGS inc WORKSHOP
- UTILITY ROOM
- CONSERVATORY
- RECENTLY INSTALLED FEATURE KITCHEN
- CONVENIENT FOR QEHS
- COUNCIL TAX BAND B
- EPC RATING TBC
- TENURE: FREEHOLD





Entrance Porch

1.75m x 2.08m (5'8" x 6'10")

Enter via a composite door into the entrance porch with fitted coir matting, ample space for storing coats and boots, part glazed natural wood doors lead to the utility room, opens into the main hallway. Alarm keypad. Independent lighting from main hallway. Meter cupboard with storage.

Hallway

1.17m x 6.90m (3'10" x 22'7")

Hallway with access to the dining room and natural wood doors leading to the three bedrooms, kitchen, lounge and bathroom, upright radiator, storage/airing cupboard, carpet. Mains interlinked smoke alarm unit. Access to part boarded loft.

Utility room

1.60m x 2.30m (5'2" x 7'6")

Fitted wall and base units, stainless steel bowl sink, black 'subway style' tiled walls, under cupboard lighting, window to side driveway and door to garage. Plumbing for washing machine and room for one other standard appliance. Two double sockets at counter level and one under for appliances. Laminate wood flooring. Radiator.

Kitchen

2.87m x 6.00m (9'5" x 19'8")

Recently fitted kitchen comprising of; White Quartz sparkle worktops and breakfast bar, full height and base units, dresser unit with lighting, resin split bowl sink and mixer tap, NEFF 5 zone induction hob, NEFF Hide and slide oven, NEFF Microwave combi oven and grill, Indesit integrated dishwasher, AEG full height fridge, AEG full height freezer, wine cooler, built-in bins, two stage down lighting, double glazed windows to front and side aspect. Breakfast bar is prewired for multimedia TV installation and has 2 double sockets with USB. Wood effect high traffic composite laminate flooring. Mains interlinked heat detector unit.

Lounge

4.90m x 3.64m (16'1" x 11'11")

Multi-fuel Stove/Log burner with surround, fitted carpet, double radiator, and French doors to front aspect. Coving. Fibre connection point is in the lounge. 5 double sockets.

Dining Room

2.45m x 4.56m (8'0" x 15'0")

Wood flooring, double radiator, window to side aspect, Mains interlinked smoke alarm unit, coving and French doors to leading to conservatory. 7 double sockets.

Conservatory

3.25m x 2.31m (10'8" x 7'7")

Fitted coir flooring, double socket, solid roof and door to rear garden.

Bedroom One

3.65m x 3.36m (12'0" x 11'0")

Fitted carpet, natural wood door to ensuite, coving, double radiator, and window to rear aspect.

En-suite

0.77m x 2.14m (2'6" x 7'0")

Fitted three-piece suite comprising of; shower cubicle with electric shower, hand wash basin, low-level WC, tiled walls and floor, and window to-side aspect.

Bedroom Two

2.88m x 3.36m (9'5" x 11'0")

Laminate wood flooring, double radiator, coving and window to rear aspect.

Bedroom Three

3.33m x 2.19m (10'11" x 7'2")

Laminate wood flooring, single radiator, and window to rear aspect.

Bathroom

2.16m x 1.67m (7'1" x 5'6")

Fitted white three-piece suite comprising of; a corner bath with thermostatic mixer shower over, hand wash basin, low-level WC, double radiator, window to side aspect.

Outside

The property is a generous end of cul-de-sac corner plot with a front driveway leading to the garage and additional road parking for multiple cars, there is a drop kerb to gated access leading to the secure side driveway (3.5m wide) with space for a caravan or motor home. There is gated access to the front door. The garage (5.10m x 2.60m) is currently used by the vendors as a hobby room.

The front garden is mainly laid to lawn with low maintenance gavelled borders for potted plants and a miniature blossoming cherry tree. Outside tap. Additional access to the rear garden is available via the gated side pathway which is gravelled for low maintenance.

The rear of the property is a mainly laid lawn garden and has a number of outbuildings. Outside tap. The rear garden is private, fully enclosed and not overlooked.

Outbuildings

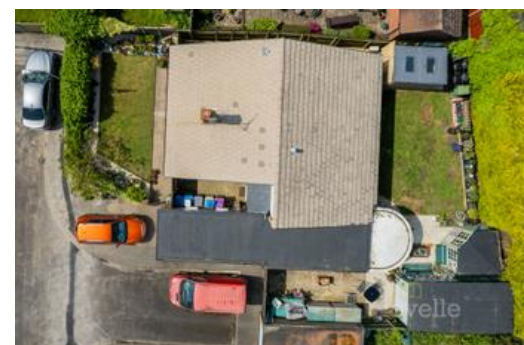
A workshop (5.90m x 2.90m) stands at the end of the side driveway with double upvc doors.

A substantial potting shed (3.05m x 2.05m) with 2 sky lights to allow growing plants.

A summer house (2.40m x 2.40m) which is used by the current owners as a home office.

All the outbuildings have power and lighting.

The vendors advise that all the flat roofs at the property (including the outbuildings) have had Classicbond® EDPM long life rubber roofs installed.



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



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When it comes to
property it must be

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