



**37 Richdale Avenue**  
**Gainsborough, DN21 4BL**  
**£269,000**

*Bella*  
properties

**\*\* CHAIN FREE \*\* \*\* STUNNING DETACHED HOUSE \*\***

This home will sure to have widespread appeal, with the added benefit of a rear and side extensions gaining more living space! the current owners have modernized the property throughout requiring no further works and ready for a growing family. Boasting a downstairs WC, three reception rooms, utility, workroom, four piece bathroom suite, two double bedrooms and a dressing room/bedroom three.

Positioned in the always popular town of Kirton Lindsey is this immaculate three bedroom detached house for sale, located close to both Kirton's many local amenities as well as transport links to nearby Scunthorpe and Lincoln, viewings are available now and come highly recommended to appreciate this stunning, family home!

This home briefly comprises of the hall, WC, living room, sitting room, kitchen/diner, utility and workroom/bedroom four on the ground floor. Landing, two bedrooms, dressing room/bedroom three and four piece bathroom on the first floor. Externally, there is a low-maintenance front drive with off-road parking. To the rear is a beautiful lawned garden with a patio seating area for entertaining with a wooden garden shelter, storage shed and green-house.



### **Entrance Hallway**

Entrance to the property is via the front door into the hallway. Wooden flooring with internal doors leading into the living room, kitchen/diner, WC and carpeted stairs to the first floor.

### **Living Room** 10'8" x 14'11" (3.26 x 4.57)

uPVC window to front aspect, wooden flooring, radiator and coving to ceiling.

### **Kitchen** 10'0" x 21'1" (3.06 x 6.44)

uPVC window to rear aspect, wooden flooring, two towel wall radiators and coving to ceiling. A variety of base height and wall mounted units with complementary counters and tiled splashback. Integrated sink and drainer, electric oven and hob with extractor fan, with space for plumbing and white goods. Open into the utility and sitting room with internal door leading into the storage cupboard and external door gives access to rear aspect,

### **Utility** 8'4" x 9'1" (2.55 x 2.78)

uPVC window to rear aspect, wooden flooring and coving to ceiling. A variety of base height and wall mounted units with complementary counters and tiled splashback. Space for plumbing and white goods. Internal door leads into the workroom.

### **Sitting Room** 11'10" x 9'11" (3.62 x 3.03)

uPVC window to rear aspect with patio sliding doors to the side. Wooden flooring, wall towel radiator and coving to ceiling.

### **Workroom/Bedroom Four** 14'4" x 9'1" (4.37 x 2.78)

uPVC window to front aspect, wooden flooring and integrated sink basin. Internal door leads into the utility and external door gives access to side aspect.

### **WC**

Access from the hall, wooden flooring and tiled splashback. One piece toilet.

### **Landing**

Internal doors lead into two bedrooms and four piece family bathroom.

### **Bedroom One** 12'9" x 11'10" (3.90 x 3.62)

uPVC window to front aspect, wooden flooring and radiator. Open into the dressing room/bedroom three.

### **Bedroom Three/Dressing Room** 9'2" x 8'10" (2.80 x 2.70)

uPVC window to front aspect, wooden flooring and radiator.

### **Bedroom Two** 10'1" x 12'9" (3.08 x 3.90)

uPVC window to rear aspect, wooden flooring and radiator.

### **Bathroom** 6'7" x 8'11" (2.01 x 2.72)

Two uPVC window to rear aspect, radiator, tiled flooring and splashback. Three piece toilet, sink, bidet and bathtub with overhead shower.

### **External**

To the front offers a low-maintenance driveway and a lawned area with stones. To the rear is a beautiful lawned garden with a patio seating area for entertaining with a wooden garden shelter, storage shed and green-house. Fully enclosed throughout.

### **Disclaimer**

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.





### Ground Floor

Approx. 87.4 sq. metres



Total area: approx. 133.6 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		EU Directive 2002/91/EC