



12 Cromwell Avenue
Lea, Gainsborough, DN21 5HX
£340,000

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properties

Immaculately presented throughout IS this **FOUR** bedroom **DETACHED** home for sale in the popular town of Lea, Gainsborough Boasting two reception rooms, two bathrooms and generously sized kitchen/diner, this property is deceptively spacious inside and out. Internally, the property is modern, stylish and finished to a high standard throughout with lots of multi functional reception space. This home will sure to have widespread appeal to many buyers looking to move straight with no work required!

Externally, this home is found on a good sized plot with off road parking and a private closed garden with a patio area which is ideal for entertaining. Perfect for a family being positioned close to many local amenities, Queens Elizabeth's High School, transport links to nearby Scunthorpe and Lincoln, viewings are available immediately and come highly recommended to appreciate this lovely home.

The property itself briefly comprises of a hallway, living room, kitchen/diner, utility room and WC on the ground floor with landing, four bedrooms, en suite to the master and family bathroom on the first floor. Externally, there is off road parking to the front of the property with an attached garage and a fully enclosed low maintenance lawned rear garden and patio area.



Entrance Hallway 11'10" x 5'10" (3.63 x 1.80)

Entrance to the property is via the front door into the hallway with wooden flooring and radiator. Internal doors lead into the living room, kitchen/diner, storage cupboard along with under stairs storage and stairs to the first floor.

Living Room 11'10" x 15'2" (3.63 x 4.64)

Two uPVC window to front and side aspect with wooden flooring and wall radiator. Internal doors lead into the kitchen/diner.

Kitchen/Diner 13'10" x 21'5" (4.24 x 6.54)

uPVC window to rear aspect. A variety of base height units with complementary Quartz worktops, tiled flooring, wall radiator and spotlights to ceiling. Integrated undermount sink and drainer grooves with Quooker tap, induction hob with 2x single pyrolytic ovens with over head extractor fan, Comfort-Lift dishwasher, tall integrated fridge and tall integrated freezer. Island breakfast table with plenty of storage. Triple Bi-Folding aluminium doors open to the rear garden and internal door leads into the utility.

Utility 8'0" x 9'5" (2.45 x 2.88)

uPVC window to rear aspect. A variety of base height units with complementary counters and integrated undermount sink, tall cupboard housing newly installed boiler with space for plumbing and white goods. External door gives access to the rear garden with internal door leads into the WC.

WC 4'9" x 2'11" (1.45 x 0.91)

uPVC window to side aspect and tiled flooring.

Garage 17'7" x 9'5" (5.38 x 2.88)

uPVC window to side aspect with roll over garage door.

Landing 6'6" x 13'2" (2.00 x 4.03)

Carpeted throughout with radiator and loft access. Internal doors leading into four bedrooms and a four piece bathroom suite.

Bedroom One 6'6" x 9'4" (2.00 x 2.87)

uPVC window to front aspect, carpeted, radiator and fitted wardrobes. Internal door leads into the three piece en-suite.

En-Suite 9'3" x 5'10" (2.83 x 1.80)

Velux window to rear aspect, tiled flooring and splashback

with towel wall radiator and spotlights to ceiling. Three piece suite consisting of the toilet, sink with vanity unit and shower.

Bedroom Two 11'9" x 12'5" (3.60 x 3.79)

uPVC window to front aspect, carpeted, radiator and fitted wardrobe.

Bedroom Three 12'2" x 6'6" (3.72 x 2.00)

uPVC window to rear aspect, carpeted and radiator.

Bedroom Four 8'7" x 11'9" (2.64 x 3.60)

uPVC window to front aspect, carpeted and radiator.

Bathroom 5'4" x 9'10" (1.65 x 3.00)

uPVC window to rear aspect, tiled flooring and splashback with towel wall radiator and spotlights to ceiling. Four piece suite consisting of the toilet, bidet, sink with vanity unit and bathtub with over head shower.

External

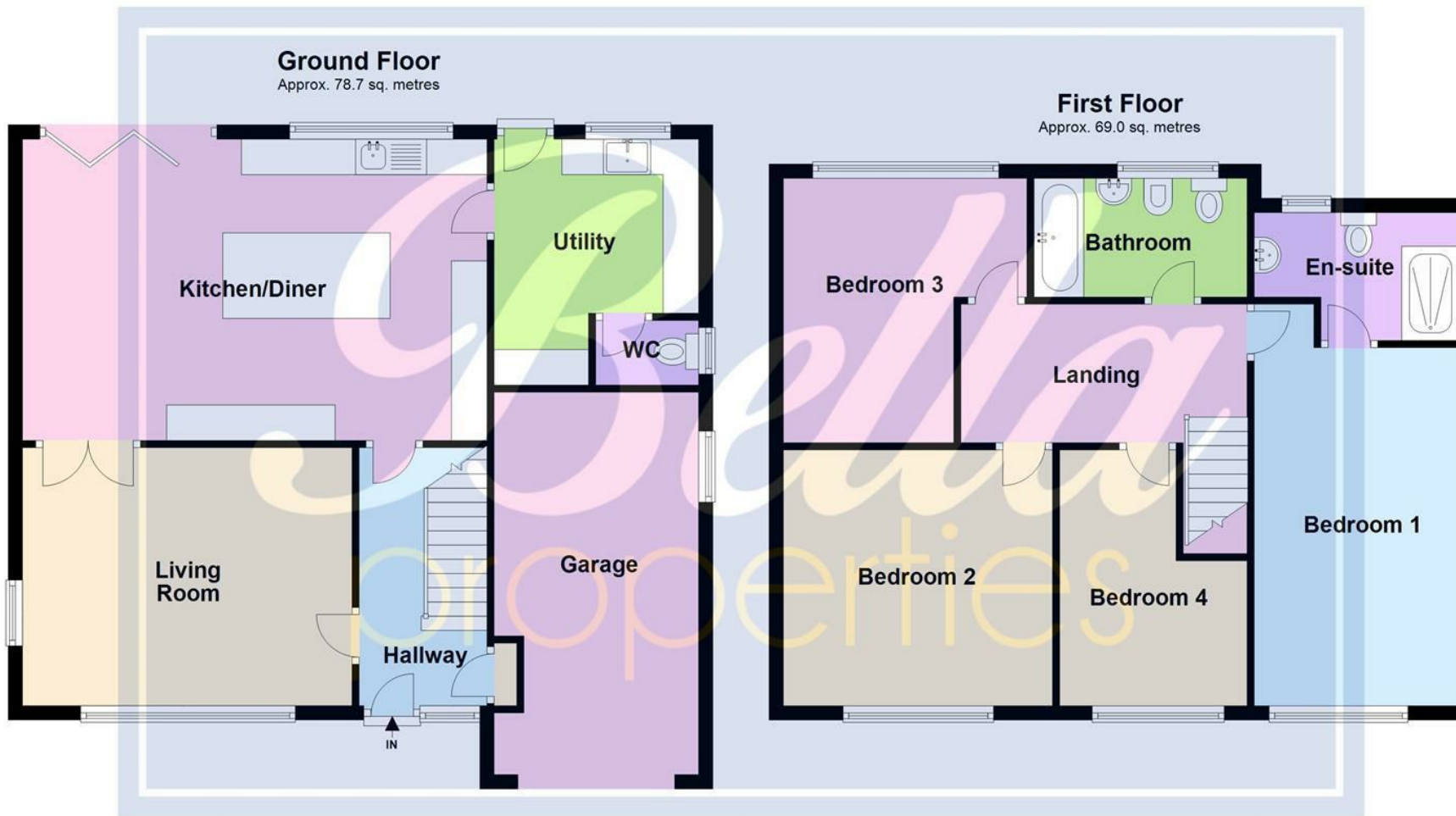
To the front of the property is a lawned garden with ample off-road parking, driveway for multiple vehicles, attached garage, flower beds and shrubs. To the rear offers a beautiful enclosed private lawned garden with a patio area for entertaining.

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.







Total area: approx. 147.7 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		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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