



48 Windmill Way
Gainsborough, DN21 4FE
£280,000

Bella
properties

Located in the always popular town of Kirton Lindsey, this four bedroom semi-detached home is brought to the market for sale by Bella Properties. Absolutely immaculately presented throughout by the current owners, and with ample living space, this property is sure to have widespread appeal.

The property itself briefly comprises of an entrance hallway, w/c, lounge/diner, sun room, kitchen, utility and garage located on the ground floor, with the landing, four bedrooms, en-suite and bathroom on the first floor. Externally, the property benefits from a block paved driveway with off-road parking for two cars to the front, with a lawned garden to the rear with patio seating area ideal for entertaining.

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 beautiful, family home!



Hallway 6'2" x 18'0" (1.89 x 5.5)

Entrance to the property is via the front door and into the hallway. Wooden flooring throughout with coving to the ceiling, spotlights and central heating radiator. Internal doors lead to the W/C, lounge/diner and under stairs storage. Carpeted stairs lead to the first floor accommodation.

W/C 3'1" x 6'2" (0.95 x 1.88)

Tiled flooring with uPVC window facing to the side of the property. A two piece suite consisting of toilet and sink with vanity unit.

Lounge/Diner 20'10" x 13'9" (6.36 x 4.21)

Wooden flooring with two central heating radiators, uPVC window facing to the front of the property and bifold doors leading to the sun room.

Sun Room 7'11" x 7'9" (2.42 x 2.38)

Wooden flooring with spotlights and Velux window. Bifold doors lead to the rear garden.

Kitchen 17'4" x 9'6" (5.3 x 2.91)

Tiled flooring with spotlights and central heating radiator. A variety of base height and wall mounted units with integrated fridge/freezer, dishwasher, gas hob, overhead extractor fan and ceramic sink. Wooden counters with tiled splashbacks, Velux window with further uPVC window facing to the rear.

Utility 7'3" x 10'3" (2.23 x 3.14)

Tiled flooring with central heating radiator and uPVC window and door facing to the rear of the property. Space and plumbing for washer and dryer with complimentary counter and tiled splashbacks.

Landing 8'0" x 6'7" (2.44 x 2.03)

Carpeted with coving to the ceiling, spotlights and internal doors leading to all four bedrooms and family bathroom.

Master Bedroom 10'11" x 9'10" (3.35 x 3)

Carpeted with central heating radiator and uPVC window facing to the rear of the property. Internal door leads to the en-suite.

En-Suite 2'11" x 6'8" (0.9 x 2.04)

Vinyl effect flooring with part tiled walls, and uPVC window facing to the rear of the property. A three piece suite consisting of toilet, sink with vanity unit and shower cubicle.

Bedroom Two 18'1" x 10'5" (5.53 x 3.2)

Carpeted with central heating radiator, uPVC window facing to the front of the property and Velux window to the rear.

Bedroom Three 9'5" x 12'7" (2.89 x 3.86)

Carpeted with central heating radiator and uPVC window facing to the front of the property.

Bedroom Four 13'3" x 9'6" (4.05 x 2.92)

Carpeted with central heating radiator and uPVC window facing to the front of the property.

Bathroom 5'9" x 6'7" (1.77 x 2.03)

Vinyl effect flooring with part tiled walls, central heating radiator and uPVC window facing to the rear of the property. A three piece suite consisting of toilet, sink with vanity unit and bathtub with overhead shower.

External

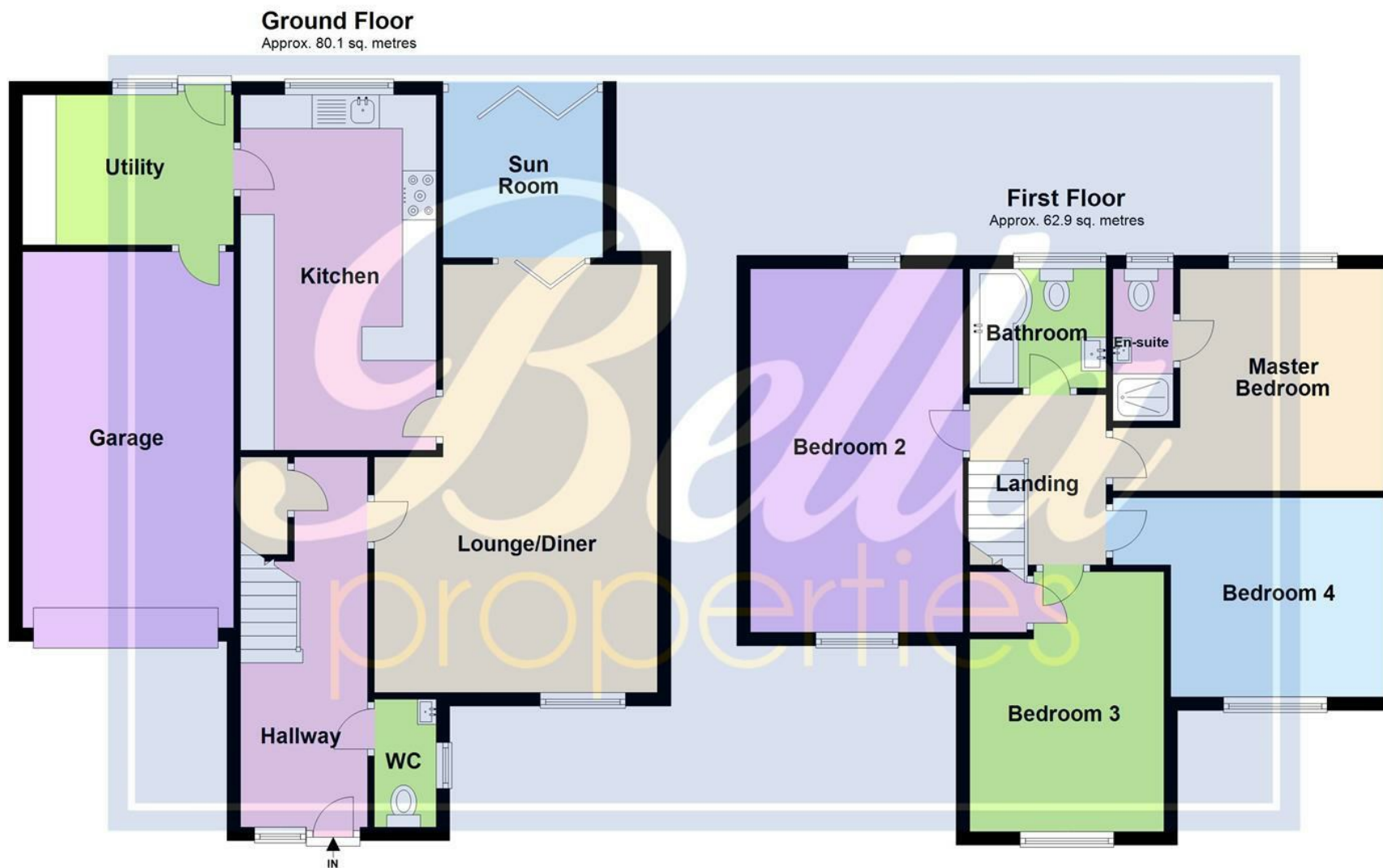
To the front of the property is ample off road parking on a block paved driveway which leads to the integral garage measuring 5.59m x 3.25m. Access to the rear is down the side of the property to a beautiful, landscaped garden which is laid to lawn with established shrubs and borders and raised patio area ideal 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. 143.1 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		
(81-91) B		
(69-80) C		
(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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