



**11 Millstone Close
Gainsborough, DN21 4FH
£360,000**

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properties

Bella Properties welcomes to the market this immaculately presented home located on Millstone Close, in the always popular Kirton Lindsey. Perfectly suited for large families, this outstanding property is available for sale with the added advantage of no onward chain.

On arrival, you are welcomed by a spacious double garage offering ample parking and storage, inside, the property boasts two generously sized reception rooms, a modern kitchen complete with a stylish kitchen island and its own utility room, four well-appointed bedrooms, all featuring built-in wardrobes for excellent storage with two of the bedrooms benefitting from en-suite facilities, as well as an additional bathroom ensuring comfort and practicality.

Set within reach of local amenities, this home combines convenience and comfort with a desirable location. The property is immaculately presented throughout, exuding a modern and welcoming atmosphere. An ideal opportunity not to be missed, viewings are now available!



Entrance Hall

Entrance to the property is via the front door and into the hallway. LVT flooring with coving to the ceiling, spotlights, central heating radiator and internal doors lead to the living room, dining room, kitchen, W/C and under stairs storage cupboard. Carpeted stairs lead to the first floor accommodation.

Living Room 21'7" x 12'1" (6.59 x 3.69)

Carpeted with coving to the ceiling, central heating radiator, electric fireplace set on marble and wood effect surround, uPVC bay window faces to the front of the property and uPVC French doors lead to the rear garden. Internal double doors lead to the dining room.

Dining Room 10'2" x 11'2" (3.12 x 3.42)

Open plan with the kitchen. Wooden flooring with coving to the ceiling, spotlights and uPVC window faces to the rear of the property.

Kitchen 14'5" x 10'6" (4.41 x 3.21)

LVT flooring with spotlights, central heating radiator and uPVC window faces to the rear of the property. Base height and wall mounted units with complimentary countertops, tiled splashbacks, central island and integrated appliances.

W/C 4'1" x 6'8" (1.25 x 2.05)

Wooden flooring with central heating radiator. A two piece suite consisting of toilet and sink.

Utility 6'8" x 6'11" (2.05 x 2.12)

LVT flooring with central heating radiator and uPVC window and door face to the side of the property. Units with complimentary countertops and splashbacks, integrated sink and drainer with space and plumbing for washer.

Landing 13'10" x 14'4" (4.24 x 4.39)

Carpeted with coving to the ceiling, spotlights, central heating radiator and uPVC window faces to the front of the property. Internal doors lead to all four bedrooms, family bathroom and storage cupboard.

Master Bedroom 15'10" x 18'6" (4.84 x 5.64)

Carpeted with central heating radiator, built in wardrobes and dual aspect uPVC windows face to the side of the property. Internal door leads to the en-suite.

En-Suite 6'11" x 9'0" (2.13 x 2.76)

Tiled flooring with spotlights, central heating radiator and uPVC window faces to the side of the property. A three piece suite consisting of shower cubicle, toilet and sink with vanity unit.

Bedroom Two 15'3" x 10'10" (4.65 x 3.31)

Carpeted with central heating radiator, built in wardrobe and uPVC window faces to the rear of the property. Internal door leads to the en-suite.

En-Suite 5'11" x 7'10" (1.81 x 2.39)

Tiled flooring with spotlights, central heating radiator and uPVC window faces to the side of the property. A three piece suite consisting of shower cubicle, sink and toilet.

Bedroom Three 10'6" x 12'1" (3.22 x 3.69)

Carpeted with central heating radiator, built in wardrobes and uPVC window faces to the rear of the property.

Bedroom Four 12'1" x 10'7" (3.69 x 3.24)

Carpeted with central heating radiator, built in wardrobes and uPVC window faces to the front of the property.

Bathroom 10'10" x 6'9" (3.32 x 2.07)

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

External

To the front of the property is a block paved driveway for ample off road parking, which leads to the attached double garage which measures 5.7m x 5.52m. Access to the rear is down either side of the property to the rear garden which is mainly laid to lawn with patio area for entertaining and established shrubs.

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. 202.2 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		
(1-20) G		
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