



## 4 THE AVENUE GAINSBOROUGH, DN21 1EH

**£225,000**  
**FREEHOLD**

Welcome to your perfect downsized retirement bungalow! Nestled on the Avenue in Gainsborough, this stunning two-bedroom detached bungalow has undergone a complete renovation, making it an ideal haven for your retirement years.



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### DESCRIPTION

Welcome to your perfect downsized retirement bungalow! Nestled on the Avenue in Gainsborough, this stunning two-bedroom detached bungalow has undergone a complete renovation, making it an ideal haven for your retirement years.

The seller has spared no expense in ensuring this home is both modern and comfortable. A new boiler, kitchen, bathroom, re-plastering throughout, and a new fuse board have been installed as well as new windows and doors guaranteeing peace of mind and convenience for years to come.

Step inside to discover a meticulously maintained interior. The light-filled and spacious rooms offer ample flexibility for arranging furniture to your liking. The kitchen breakfast room serves as the heart of the home, providing a welcoming space to gather and enjoy meals with loved ones.

Two generously sized double bedrooms await, offering comfortable retreats for relaxation and rest. The outstanding family bathroom boasts modern fixtures and finishes, providing a spa-like atmosphere for unwinding after a long day.

Completing this property is a convenient garage, providing storage space for your belongings and parking for your vehicle.

### ENTRANCE HALLWAY

Accessed through a decorative UPVC door with loft hatch access to ceiling leading into:-

### LIVING ROOM

Forward facing with a UPVC window to the front aspect, wall mounted electric fire with space for comfy sofas.

### BEDROOM ONE

Forward facing with a UPVC window to the front aspect, space for a double bed, side draws and a wardrobe.

### BEDROOM TWO

Rear facing with a UPVC window looking into the garden, space for a double bed, side draws and a wardrobe.

### BATHROOM

With an opaque UPVC window to rear aspect, P shaped bath with overhead electric shower, WC, pedestal hand wash basin, towel heater and extractor fan.

### KITCHEN / DINER

With UPVC windows X 2 to the rear aspect, a UPVC double glazed door to the side aspect, the kitchen has a range of wall and base units with laminate worktops, stainless steel sink, integrated dishwasher, space and plumbing for a washing machine, integrated fridge and freezer, eye level electric oven and integrated microwave, gas hob with extractor fan, space for a six seater table and access through a wooden door into the garage.

### EXTERNALLY

The front of the property welcomes you with a sturdy concrete driveway, providing ample parking space and leading seamlessly to the garage, which boasts the convenience of an electric up-and-over door. Flanked by vibrant greenery, the front lawn is adorned with mature borders.

As you step into the rear garden, you're enveloped in a private sanctuary enclosed by sturdy timber fencing. The lush lawn sprawls invitingly, providing a verdant backdrop for outdoor activities and relaxation. A well-appointed concrete patio area beckons for al fresco dining or lounging under the open sky. Elevated above



the rest, a raised seating area offers a tranquil retreat to bask in the beauty of the surroundings. Nestled within this serene oasis, a greenhouse stands ready to nurture your gardening pursuits, whether cultivating delicate blooms or nurturing homegrown produce. Together, these elements create an idyllic outdoor space

## 4 THE AVENUE





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### ADDITIONAL INFORMATION

**Local Authority –**

**Council Tax – Band B**

**Viewings – By Appointment Only**

**Floor Area – 0.00 sq ft**

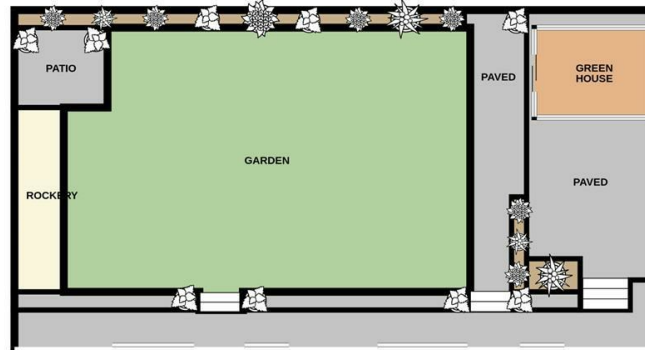
**Tenure – Freehold**



GROUND FLOOR



REAR GARDEN



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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