



3 BADER WAY

GAINSBOROUGH, DN21 4FB

£375,000
FREEHOLD

Welcome to this stunning and immaculately kept bungalow nestled down a private drive on Bader Way. The owner's dedication to maintaining its modernity and pristine condition over the years is evident throughout.



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3 BADER WAY

- DETACHED THREE BED BUNGALOW • QUIET CUL-DE-SAC LOCATION • OFF STREET PARKING WITH DOUBLE GARAGE • NO UPWARD CHAIN • LARGE LIVING ROOM • KITCHEN / DINER • MASTER WITH EN-SUITE • FREEHOLD



DESCRIPTION

Welcome to this stunning and immaculately kept bungalow nestled down a private drive on Bader Way. The owner's dedication to maintaining its modernity and pristine condition over the years is evident throughout. The standout feature of this property is undoubtedly its breathtaking rear gardens, meticulously established and beautifully maintained, providing a serene retreat for unwinding and leisurely activities.

Upon entering the bungalow, you're greeted by an entrance porchway, perfect for storing coats and shoes, setting the tone for the quality and attention to detail found throughout. The heart of the home is a spacious open plan kitchen breakfast family room, flooded with natural light and offering picturesque views of the rear garden. The generously sized living room provides ample space for family gatherings, complemented by a charming feature electric fire.

The master bedroom exudes luxury, boasting an abundance of wardrobe space and its own ensuite shower room for added convenience. Two additional bedrooms and a family bathroom complete the accommodation, ensuring comfort and functionality for all residents.

Externally, the property features a double garage and a block paved driveway, providing ample

parking space and practicality. Overall, this property offers a perfect blend of modern living and natural beauty, making it an ideal sanctuary to call home.

ENTRANCE HALLWAY

Accessed through a decorative composite door to inner hallway leading into:-

LIVING ROOM

Rear facing with UPVC French doors looking out onto the patio, feature wall mounted electric fire, space for comfy sofas.

BEDROOM THREE

With a UPVC window to front aspect, space for a double bed and storage.

BEDROOM TWO

With a UPVC window to side aspect, space for a double bed and built in wardrobes.

MASTER BEDROOM

With a UPVC window to side aspect, space for a king size bed with draws to each side and built in wardrobes.

MASTER EN-SUITE

With an opaque window, fully tiled, cubicle mains controlled shower, WC, vanity house hand wash basin, towel heater.

FAMILY BATHROOM

With opaque window, fully tiled, panelled bath with overhead shower, WC, vanity housed hand wash basin, towel heater.

KITCHEN / DINER

With UPVC French Doors to rear aspect and a fully glazed UPVC door to rear aspect, kitchen has a range of wall and base units with wood effect worktops, Belfast sink with chrome mixer tap, space and plumbing for a washing machine, space for an American style fridge/freezer, eye level electric fan assisted oven, integrated microwave/grill, five gas ring hob with extractor fan, pantry style cupboards, space for a six seater table.

EXTERNALLY

The front of the property has a blocked paved driveway providing off street parking for several vehicles leading to the detached double garage with electric roller shutter door. The rear garden is fully enclosed with timber fencing, laid to lawn with a patio area and greenhouse.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

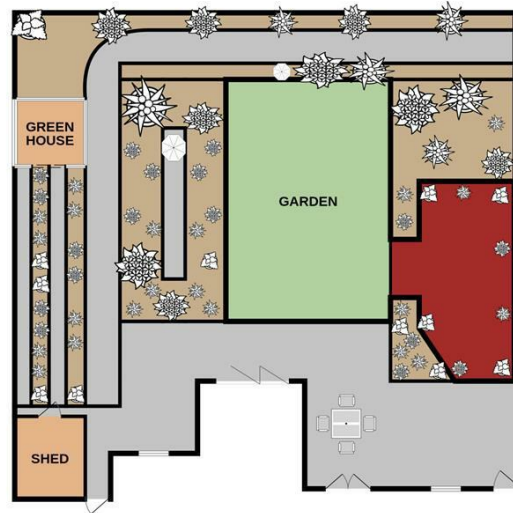
Tenure – Freehold



GROUND FLOOR



REAR GARDEN



3 BADER WAY, KIRTON IN LINDSEY, DN21 4FB

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		
(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	
	73	85

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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