



Bader Way, Kirton Lindsey



3



2



1

REDUCED TO £249,950



## Key Features

- NO UPWARD CHAIN
- DISCREET SITUATION
- PRIVATE GARDENS
- DOUBLE GARAGE
- 21 LOUNGE
- OAK STYLE KITCHEN
- EPC RATING TBC
- FREEHOLD





Discreetly situated in a maturing, sought after residential area this flexible 3 bedroom detached Bungalow is offered with the benefit of NO UPWARD CHAIN. The home includes a 21' dual aspect Lounge, an oak style Kitchen and a Shower room to the main Bedroom. A Bathroom with suite in white serves the remaining Bedrooms. Guests are well catered for by the 2 car drive and detached DOUBLE GARAGE and enclosed rear gardens offer security and privacy.

#### ENTRANCE

A covered and lit Entrance with part glazed door opens to Reception Vestibule with laminated flooring, radiator and Cloaks cupboard.

#### LOUNGE/DINER 6.44m x 4.54m (21'1" x 14'11")

(Maximum measurements) A generous dual aspect room with Pvcu double glazed splay bay window to the front aspect and further window to the side, light oak style laminated flooring, 2 radiators, coving, TV aerial point and timber fire surround with marbled back and hearth and inset electric fire.

#### INNER HALL

Centrally placed with laminated flooring, coving and airing cupboard with insulated cylinder.

#### KITCHEN 3.33m x 2.96m (10'11" x 9'8")

Well appointed with a good range of oak style fronted units with contrasting grey worktops and including a 1 1/2 bowl stainless steel sink unit with cupboards, plumbing for an automatic washing machine, 4 base units, housing for an upright fridge/freezer, a further 6 units at eye level together with a further unit housing the gas fired central heating boiler,

#### BEDROOM 1 3.76m x 3.10m (12'4" x 10'2")

A rear facing double room with radiator, TV aerial pint and Pvcu double glazed window.

#### EN SUITE

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin and recessed shower enclosure.

There is also a tiled floor, radiator, extractor fan and Pvcu double glazed window.

#### BEDROOM 2 3.34m x 3.26m (11'0" x 10'8")

Enjoying views to the enclosed rear garden with Pvcu double glazed window and radiator.

#### BEDROOM 3 2.26m x 2.15m (7'5" x 7'1")

A versatile room suited to use as a Study if required with Pvcu double glazed window to the side and radiator.

#### BATHROOM 2.06m x 1.76m (6'10" x 5'10")

Appointed with a suite in white to include a close coupled wc, pedestal wash hand basin, panelled bath with mixer shower attachment, tiled floor, radiator, extractor fan and Pvcu double glazed window.

#### OUTSIDE

The property is situated on a private tarmac drive and is fronted by a neat open plan lawn area and a 2 car reception area leads to a substantial detached brick built DOUBLE GARAGE with up and over door and electric light and power. The rear garden is made secure by timber panel fencing and is primarily laid to lawn with a timber deck.

#### TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

#### COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND C. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

#### FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the property suitability prior to offer.





### ANTI MONEY LAUNDERING AND REFERRALS

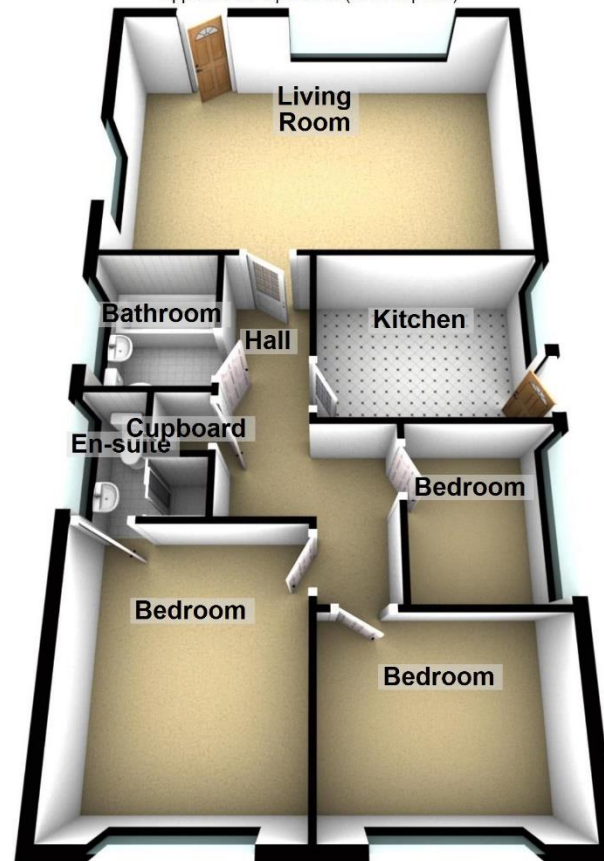
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.





### Ground Floor

Approx. 79.8 sq. metres (859.2 sq. feet)



Total area: approx. 79.8 sq. metres (859.2 sq. feet)

Address: 5 Bader Way, Kirton Lindsey, GAINSBOROUGH, DN21 4FB  
RRN: 9600-0659-0922-4307-3443

### Energy Rating

Most energy efficient - lower running costs

CURRENT

POTENTIAL



73

111

Not energy efficient - higher running costs

England & Wales

EU Directive  
2002/91/EC

