



11 THE MALTINGS

GAINSBOROUGH, DN21 4AZ

£250,000
FREEHOLD

Private South-Facing Garden | Modern Detached Family Home | Move-In Ready

Tucked away on the edge of town within a popular and well-regarded new development, this beautifully presented four-bedroom detached home offers the perfect blend of style, comfort, and practicality.



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DESCRIPTION

The property opens with a welcoming reception hallway leading to a bright rear living room with French doors opening onto the garden, a formal dining room ideal for entertaining, and a contemporary fitted dining kitchen complete with integrated appliances and a matching utility room. A convenient cloakroom completes the ground floor.

Upstairs, the central landing gives access to four well-proportioned bedrooms, including a master suite with fitted wardrobes and an en-suite shower room, plus a modern family bathroom.

Outside, the home enjoys attractive front gardens with a pathway leading to the sheltered entrance, a generous driveway offering multiple parking spaces, and a single garage. The fully enclosed rear garden is a real highlight — south-facing and private, featuring a newly laid slate patio and a neatly kept lawn, perfect for relaxing or family time outdoors.

Finished with uPVC double glazing, modern gas central heating, and the remainder of its 10-year structural warranty, this is a home that's ready to move straight into.

Viewing is highly recommended via our Brigg office.

Full Details

Central Reception Hallway (2m x 3.3m)

A stylish entrance featuring a composite front door with patterned glazing, luxury herringbone-design vinyl flooring, and a staircase to the first floor with open balustrade, matching newel post, and useful under-stairs storage.

Rear Living Room (4.62m x 3.2m)

A bright and welcoming space with uPVC double-glazed French doors leading to the rear garden, continued herringbone flooring, and a TV point.

Formal Dining Room (2.54m x 3.3m)

Situated at the front of the home with a uPVC double-glazed window and matching flooring — perfect for family dining or use as a home office.

Stylish Fitted Dining Kitchen (2.67m x 4.78m)

A dual-aspect kitchen filled with natural light from both front and side windows. Featuring a range of shaker-style units with brushed aluminium handles, integrated appliances, and complementary wooden-style worktops with matching upstands. Includes a one-and-a-half bowl sink with mixer tap, built-in gas hob, double oven, and canopy extractor.

Utility Room / Rear Entrance (1.55m x 1.78m)

Practical and well-fitted with matching base units, patterned worktop, plumbing for a washing machine, and a wall-mounted Valliant gas boiler. Includes a uPVC rear door with fitted blinds and side window.

Cloakroom (1m x 1.77m)

Comprising a white two-piece suite with low-flush WC and pedestal wash basin, plus a rear window with patterned glazing.

First Floor

Landing (2m x 1.9m)

With open balustrading, an airing cupboard housing the cylinder tank, and access to the loft.

Master Bedroom (2.54m x 3.86m)

A spacious double bedroom with front window, fitted wardrobes including over-stairs storage, TV point, and door to:

En-Suite Shower Room (2.06m x 2m)

Modern suite featuring a circular patterned front window, low-flush WC, pedestal wash basin, and walk-in shower with tiled surround, glass screen, and mains shower. Heated towel rail included.

Bedroom 2 (2.67m x 3.86m)

A good-sized double bedroom with front-facing uPVC window.

Bedroom 3 (2.67m x 2.7m)

Rear-facing with garden views.

Bedroom 4 (2.34m x 2.7m)

Another rear-facing bedroom, ideal as a guest room, nursery, or study.

Family Bathroom (2.26m x 1.7m)

Modern three-piece suite comprising a low-flush WC, pedestal wash basin with tiled splashback, and panelled bath with tiled surround. Finished with inset ceiling spotlights and a heated towel rail.

Grounds

To the front, the property features two neat lawned areas with stone edging and a central flagged pathway leading to the covered entrance. The tarmac driveway provides ample off-road parking and access to the garage.

The private, south-facing rear garden enjoys all-day sunshine and offers a recently laid slate patio edged with sleepers, plus a generous lawn enclosed by fencing. There is also gated access and a personal door to the garage.

Outbuildings

Single Garage — Up-and-over front door, side access door, pitched roof for storage, power, and lighting.

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ADDITIONAL INFORMATION

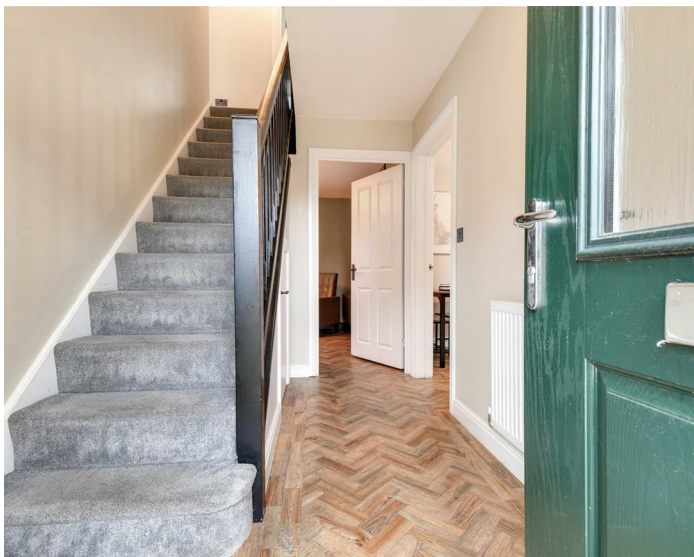
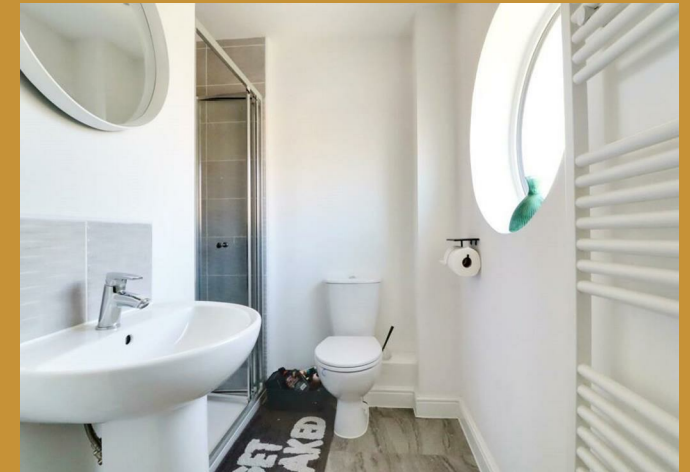
Local Authority –

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1065.64 sq ft

Tenure – Freehold



Ground Floor

Approx. 48.8 sq. metres (525.3 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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

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

enquiries@biltons.co.uk

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