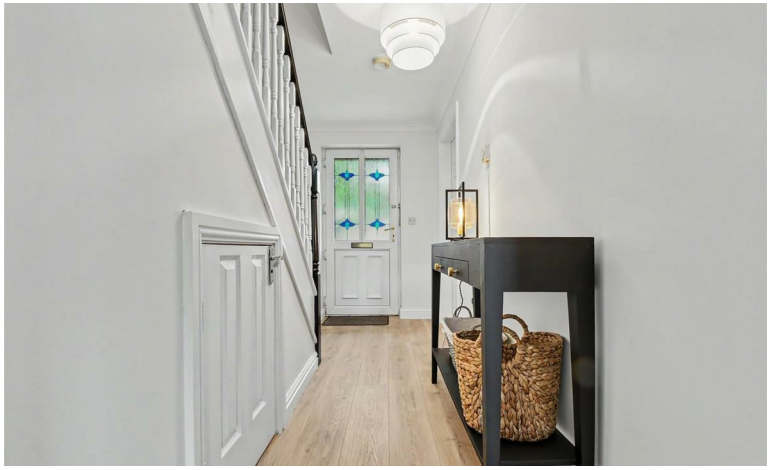

# 24 WINDMILL WAY

## GAINSBOROUGH, DN21 4FE

## £225,000

**FREEHOLD**

Offered to the market with vacant possession for a straightforward purchase, this beautifully presented three-bedroom semi-detached home is an excellent choice for first-time buyers, growing families or anyone looking for a spacious, move-in-ready property.

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# 24 WINDMILL WAY

## DESCRIPTION

The ground floor welcomes you with an entrance hallway leading into a bright and inviting living room, perfect for relaxing at the end of the day. A separate dining room provides an ideal space for family meals and entertaining, while the well-proportioned kitchen offers plenty of storage and worktop space. Completing the ground floor is a convenient downstairs WC.

Upstairs, the property boasts three genuine double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A modern family bathroom serves the remaining bedrooms, making this a practical layout for busy family life.

Outside, the rear garden has been designed with low maintenance in mind, featuring two generous patio areas that are ideal for outdoor dining, entertaining or simply enjoying the sunshine. To the rear of the property, there is private off-road parking for up to three vehicles together with a detached garage.

Finished in a contemporary style throughout, this light and spacious home offers comfortable living in a sought-after Kirton Lindsey location. Early viewing is highly recommended.

## ENTRANCE HALLWAY

Accessed through a uPVC double glazed door with stairs to the first floor, under stairs storage cupboard and a radiator.

## LIVING ROOM

With a uPVC double glazed window to front aspect, radiator and a feature electric fire.

## DINING ROOM

With uPVC French doors out onto the Juliet balcony and a radiator.

## KITCHEN

With uPVC double glazed windows X 2 to rear aspect, range of wall and base unit with laminate worktops, stainless steel one and a half drainer sink, space for a dishwasher, space for a washing machine, space for a fridge freezer, electric fan assisted oven with five ring gas hob and extractor fan and a radiator.

## FIRST FLOOR LANDING

With loft hatch access and a storage cupboard.

## MASTER BEDROOM

With a uPVC double glazed window to rear aspect and a radiator.

## MASTER EN-SUITE

With a uPVC double glazed window to side aspect, cubicle electric shower, WC, hand wash basin and a radiator.

## BEDROOM TWO

With a uPVC double glazed window to front aspect and a radiator.

## BEDROOM THREE

With a uPVC double glazed window to front aspect, floor to ceiling built in mirrored wardrobes and a radiator.

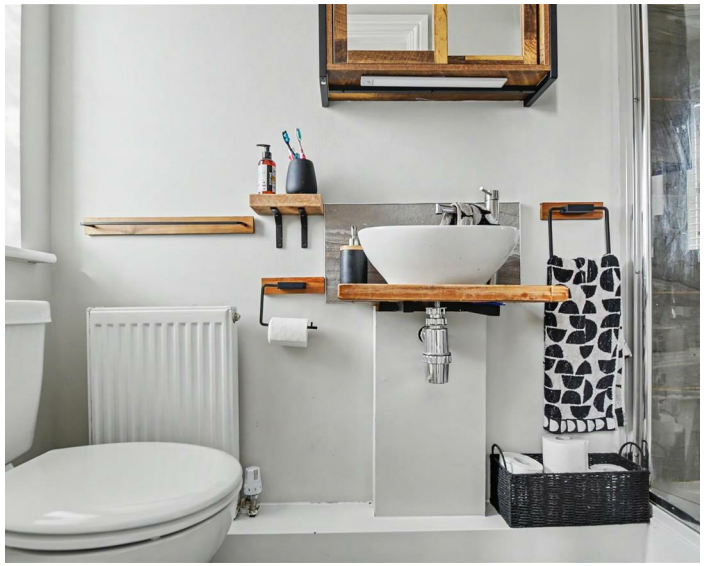
## FAMILY BATHROOM

With a panelled bath having an overhead electric shower, hand wash basin, WC and a radiator.

## EXTERNALLY

The front of the property is laid to lawn with a path to the front door and a there is access to a detached garage. The rear garden is stepped down, fully enclosed with timber fencing, laid to lawn, decking area and stone pathway.

# 24 WINDMILL WAY



# 24 WINDMILL WAY

## ADDITIONAL INFORMATION

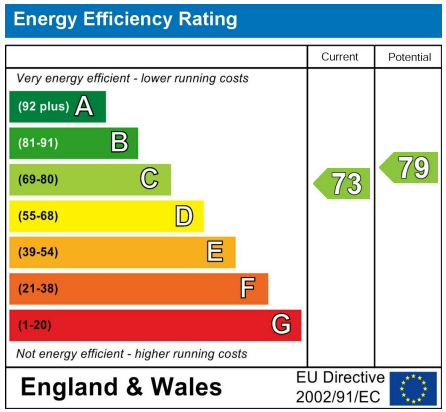
**Local Authority** –

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold




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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