



Oak Lodge  
Gainsborough, DN21 3NU  
£400,000

*Bella*  
properties

**This well presented and maintained three-bedroom detached bungalow is offered for sale in the rural village of Pilham, Gainsborough. Set on a great size plot, this property provides three reception rooms, including a conservatory offering additional living and dining space with views over the garden, a fitted kitchen supported by a useful utility room, three double bedrooms with the master bedroom benefiting from an en-suite, and a double garage offering secure parking and additional storage.**

**Set in a village location, this home is ideal for those seeking a quieter setting while remaining accessible to local amenities. Nearby Gainsborough offers supermarkets, shops and further services.**

**This home is sure to appeal to families seeking a spacious bungalow in a rural location. Viewings are now available!**



**Hallway** 15'8" x 4'10" (4.79 x 1.48)

Entrance to the property is via the front door and into the hallway. Tiled flooring with coving to the ceiling, central heating radiator and internal doors lead to the W/C, living room, inner hallway and storage cupboard.

**W/C** 4'10" x 4'0" (1.48 x 1.22)

A two piece suite consisting of toilet and sink.

**Living Room** 13'11" x 15'8" (4.26 x 4.79)

Carpeted with coving to the ceiling, central heating radiator, open fireplace set on brick surround and bay window faces to the front of the property. Archway leads to the dining room.

**Dining Room** 12'2" x 9'7" (3.72 x 2.94)

Carpeted with coving to the ceiling, central heating radiator and bay window faces to the rear of the property.

**Kitchen** 17'3" x 10'11" (5.28 x 3.35)

Tiled flooring with central heating radiator, coving to the ceiling and window faces to the rear of the property. A variety of base height and wall mounted units with countertops, tiled splashbacks, integrated oven, grill, hob and overhead extractor fan, integrated dishwasher and integrated sink and drainer.

**Conservatory** 11'0" x 12'0" (3.36 x 3.68)

Tiled flooring with windows and doors to the rear garden.

**Utility** 6'1" x 9'9" (1.87 x 2.99)

Countertops with space and plumbing for white goods. Window faces to the side of the property.

**Bedroom One** 13'11" x 12'6" (4.26 x 3.82)

Carpeted with coving to the ceiling, central heating radiator and bay window faces to the rear of the property. Internal door leads to the en-suite.

**En-Suite** 8'4" x 10'9" (2.56 x 3.28)

Carpeted with coving to the ceiling, central heating radiator, built in storage and window faces to the rear of the property. A three piece suite consisting of bathtub, sink and toilet.

**Bedroom Two** 11'8" x 14'0" (3.56 x 4.29)

Carpeted with coving to the ceiling, central heating radiator and window faces to the front of the property.

**Bedroom Three** 13'11" x 11'7" (4.26 x 3.54)

Carpeted with coving to the ceiling, central heating radiator and window faces to the front of the property.

**Bathroom** 10'8" x 8'2" (3.27 x 2.51)

Tiled flooring with tiled walls, heated towel rail, coving to the ceiling and window faces to the side of the property. A four piece suite consisting of bathtub, corner shower cubicle, sink with vanity unit and toilet.

**External**

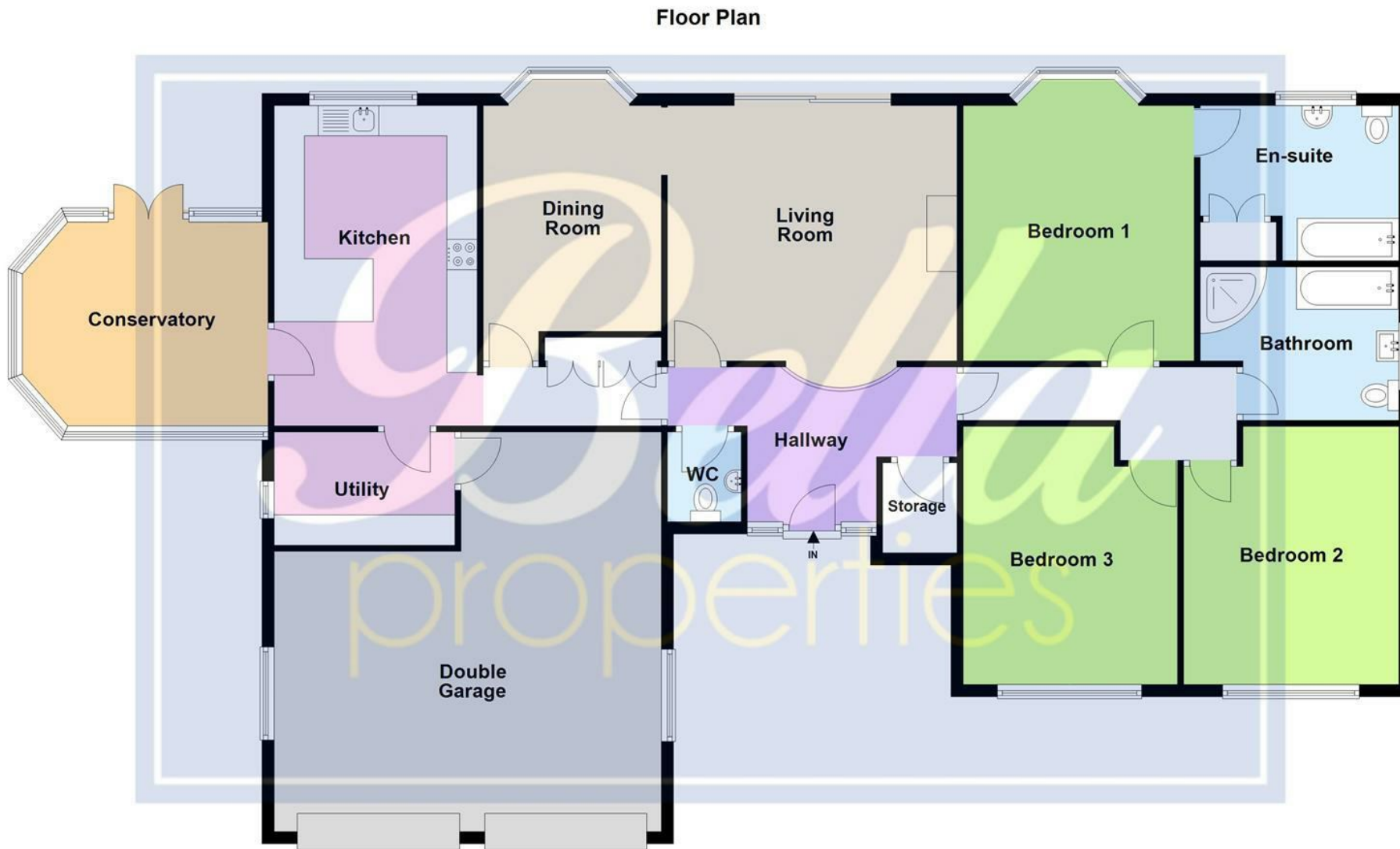
Set on a great sized plot, to the front of the property is a lawned garden with a gravelled driveway for off road parking leading to the integrated double garage which measures 6.59m x 6.4m. The rear garden is mainly laid to lawn with patio seating areas, ideal for entertaining with wooden storage shed.

**Disclaimer**

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.







Total area: approx. 194.8 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.

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		
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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