



**Wellington Way, Hemswell Cliff GAINSBOROUGH DN21 5FN**



**welcome to**

## **Wellington Way, Hemswell Cliff GAINSBOROUGH**

Early viewing is essential for this well presented family home situated within the village of Hemswell Cliff. Boasting modern accommodation throughout, three bedrooms with en suite to the master, front and rear gardens, allocated parking and local access to a range of amenities.

### **Entrance Hall**

With carpet flooring and radiator.

With double glazed window to the side, carpet flooring and radiator.

### **Cloakroom Wc**

With wc, wash hand basin, vinyl flooring, part tiling to the walls and extractor fan.

### **Bathroom**

With obscured double glazed window to the rear, bath with shower fitted over, wc, wash hand basin, vinyl flooring and radiator.

### **Lounge / Diner**

16' 4" x 16' 4" ( 4.98m x 4.98m )

With two radiators, built in storage and carpet flooring.

### **Outside**

Property benefits from an area of lawn to the front with pathway leading to the front door. To the rear are two allocated parking spaces and a fully enclosed rear garden with a patio area ideal for seating, an area of lawn and gated access opening to the rear.

### **Kitchen**

9' x 9' 9" ( 2.74m x 2.97m )

With double glazed window to the front, a modern fitted kitchen in a range of wall and base units with work surfaces, integral electric oven, electric hob with extractor fan over, space for dishwasher, space for washing machine, vinyl flooring and radiator.

### **First Floor Landing**

With loft access point, built in storage, carpet flooring and radiator.

### **Bedroom One**

12' 8" x 13' 3" ( 3.86m x 4.04m )

With carpet flooring and radiator.

### **En Suite**

With shower, wc, wash hand basin, heated towel rail and carpet flooring.

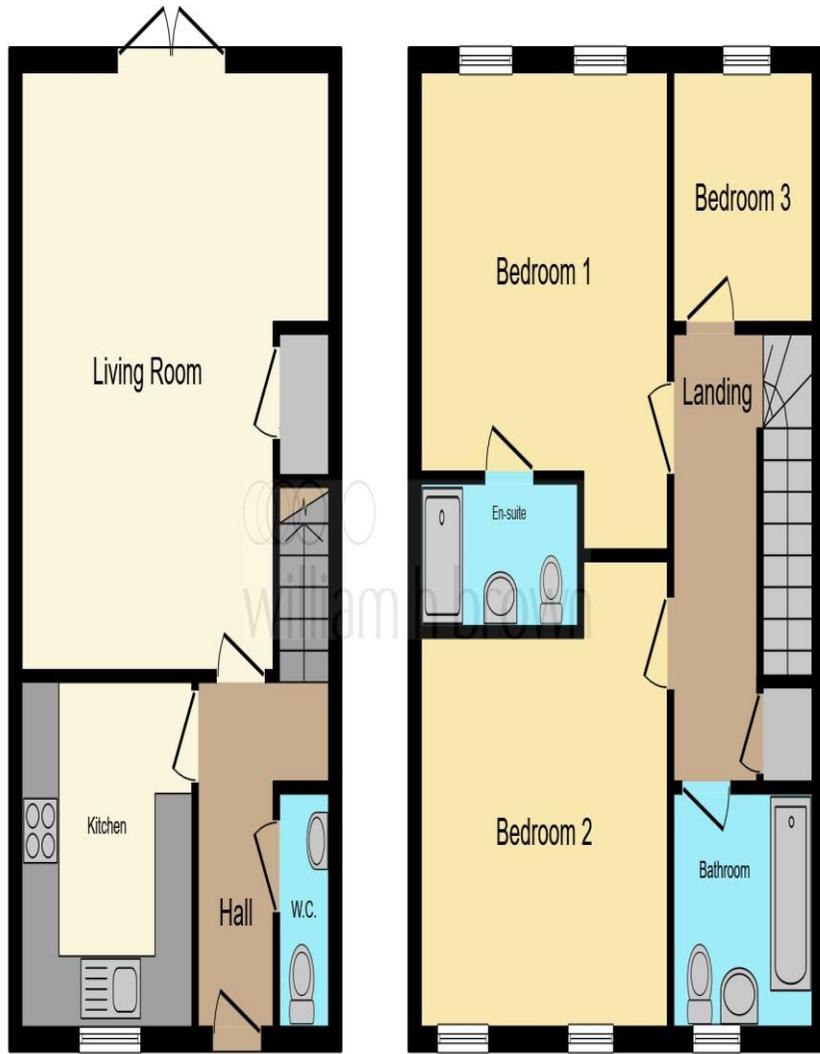
### **Bedroom Two**

12' 8" x 10' 8" ( 3.86m x 3.25m )

With two double glazed windows to the rear, carpet flooring and radiator.

### **Bedroom Three**

6' 11" x 7' 4" ( 2.11m x 2.24m )



**Ground Floor**

**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Wellington Way,**  
**Hemswell Cliff GAINSBOROUGH**

- MODERN TERRACED HOME
- LOUNGE / DINER
- THREE BEDROOMS
- EN SUITE, FAMILY BATHROOM & CLOAKROOM WC
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: B  
Council Tax Band: A

**£170,000**



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