



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.



Situated within the village of Hemswell Cliff is this modern and well presented three bedroom terraced home, enjoying local access to a range of amenities such as shops, eateries and parks as well as transport links and schooling. The property in brief comprises: entrance hall, cloakroom wc, lounge/diner, modern fitted kitchen, master bedroom with en suite, a further two bedrooms and a family bathroom. Outside, this 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. Early internal viewing is strongly recommended to appreciate this property in full.

Entrance Hall

Cloakroom Wc

Lounge / Diner

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

Kitchen

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

First Floor Landing

Bedroom One

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

En Suite

Bedroom Two

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

Bedroom Three

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

Bathroom

Outside



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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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LCR122380 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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