FOR SALE







Mayflower Close, Gainsborough

Detached Bungalow

3 Bedrooms, 1 Bathroom + 2 Separate W/Cs

Asking Price Of £185,000

MARTIN&CO



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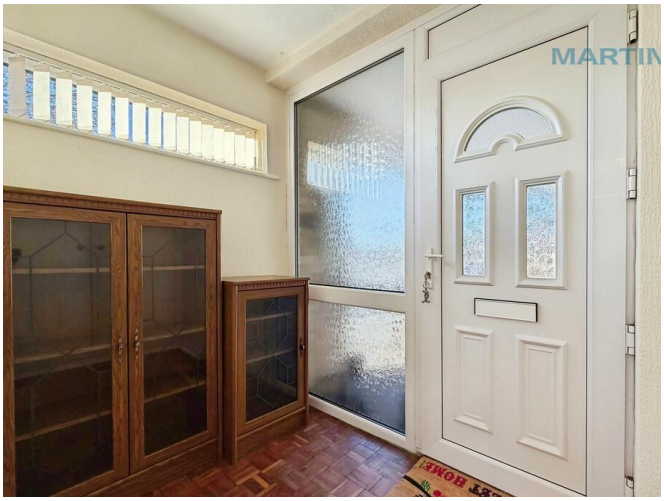
- **No Onward Chain**
- Unique Detached Bungalow
- Exceptional Wrap-Around Garden
- Generous Double-Aspect Lounge
- Excellent Scope for Modernisation
- Useful Utility Room
- Desirable Gainsborough Location
- Off-Road Sheltered Parking



A Rare Bungalow Opportunity with Enormous Potential

A unique three-bedroom detached bungalow with a truly exceptional wrap-around garden, generous off-road parking and exciting potential to create a superb home in a sought-after Gainsborough location.

Mayflower Close is a property that offers something increasingly difficult to find - a detached bungalow with substantial outside space, excellent privacy and the potential to create something genuinely special. Much loved by the current owners over many years, the property would now benefit from modernisation and offers an exciting opportunity for a purchaser with the vision to transform and personalise it.

A Spacious and Versatile Bungalow

The accommodation is arranged entirely on one level and begins with a bright and welcoming porch, complete with useful built-in storage and providing an excellent first impression as you enter the home.

From here, the porch leads directly into the generous main lounge, which benefits from double-aspect windows allowing plenty of natural light into the room. A traditional fireplace provides an attractive focal point, while the proportions of the room offer plenty of scope for a future owner to modernise and create a comfortable principal living space.

The kitchen provides a useful run of units, worktop space, built in storage and room for freestanding appliances and a dining area. Directly off the kitchen is a useful utility room, providing additional practical space for laundry, storage and household tasks.



The utility benefits from its own separate door onto the driveway, which is particularly convenient for everyday use - ideal for coming in from the garden, dealing with muddy boots or keeping outdoor activities separate from the main living areas. There is also a separate WC accessed directly from outside adding further convenience when enjoying/working within the gardens.

The bungalow offers three genuinely good-sized bedrooms (the larger two with built in storage), all benefiting from large windows and providing plenty of natural light. The rooms offer excellent flexibility for family living, guests, hobbies or working from home, while retaining the potential to be adapted to suit an incoming owner's requirements.

The accommodation is completed by a separate family bathroom with bath and wash basin, together with a separate WC with its own wash basin.

An Exceptional Wrap-Around Garden

Where this property really stands apart is outside.

The bungalow occupies a substantial wrap-around plot, providing an unusually large amount of garden space for a property of this type. The gardens are designed to be relatively low maintenance while offering an enormous amount of flexibility for the future.

There are already 2 sheds, generous hardstanding and established planting, with plenty of space to create additional seating areas, landscaped sections, raised beds, lawned areas or secluded outdoor spaces. For those looking for a project, there is also scope to consider the creation of workshops, home offices, garden rooms or other useful outdoor accommodation, subject to any necessary planning permissions and building regulations.





The property also benefits from excellent off-road parking, with the gated driveway leading to a sheltered/covered parking area and providing useful additional storage possibilities.

The combination of the substantial plot, sheltered parking and versatile garden makes this a particularly interesting proposition for anyone looking to put their own stamp on a bungalow and create something far beyond what is currently there.

A Property Priced with Potential in Mind

Recognising the opportunity for modernisation and improvement, the property has been carefully priced to reflect the scope for works required, while allowing for the considerable potential offered by this exceptional plot. For someone with vision, this is a rare opportunity to take a much-loved bungalow and create a truly individual home in a fantastic setting.

Location

Mayflower Close is situated in a desirable residential area on the southern edge of Gainsborough, close to the popular village of Lea. The area offers a pleasant combination of village surroundings and countryside walks, while Gainsborough provides a wide range of everyday amenities, including shops, cafés, restaurants and Marshall's Yard shopping precinct.

Gainsborough Lea Road railway station is within convenient reach, with connections towards Lincoln, Sheffield and Doncaster, while the A156 and A631 provide good road links for commuters.

Freehold
Council Tax Band C

A rare opportunity to create a truly individual bungalow, with a substantial plot, versatile accommodation and enormous potential to make this much-loved home your own.

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed.





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All measurements are approximate and for display purposes only

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