



42 Claremont Road, Gainsborough, Lincolnshire. DN21 1QW

- A SUPERB TRADITIONAL DETACHED BUNGALOW
- NO UPWARD CHAIN
- QUIET CUL-DE-SAC POSITION
- LARGE CENTRAL LOUNGE/DINING ROOM
- MODERN FITTED
- 2 LARGE DOUBLE BEDROOMS
- GENEROUS FRONT DRIVEWAY WITH INTEGRAL GARAGE
- PRIVATE LAWNED GARDENS
- VIEWING IS ESSENTIAL TO FULLY APPRECIATE



PROPERTY DESCRIPTION

**** NO UPWARD CHAIN **** A most attractive traditional detached bungalow positioned within a quiet, well established cul-de-sac being surrounded by similar style properties. Offering well proportioned and immaculately maintained accommodation comprising, front entrance hallway, modern fitted breakfasting kitchen, spacious open plan lounge/dining room, inner hallway leading to 2 excellent sized bedrooms and a bathroom. A deep hardstanding driveway allows ample parking with direct access to a single garage. The front is pebbled laid for ease of maintenance and can provide additional parking if required. Gardens continue to the side and to the rear being principally lawned with mature borders. Finished with uPvc double glazing and a gas fired central heating system. Viewing comes with the agents highest of recommendations. View via our Gainsborough office.



ROOM DESCRIPTIONS

FRONT ENTRANCE HALLWAY

2.55m x 1.18m (8' 4" x 3' 10"). With a uPVC double glazed entrance door with inset patterned glazing and broad adjoining sidelight, wooden style flooring, wall mounted thermostat for the central heating, built-in cloaks cupboard with hanging rail and shelving and internal doors leading to the living room and kitchen.

MODERN FITTED BREAKFASTING KITCHEN

2.55m x 4.93m (8' 4" x 16' 2"). With a side uPVC double glazed entrance door with patterned glazing and a rear broad uPVC double glazed window. The kitchen enjoys an extensive range of oak effect shaker style units with brushed aluminum style pull handles with a complementary patterned rolled edge working top surface with tiled splash backs which incorporate a single stainless steel sink unit with drainer to the side and block mixer tap, built-in four ring gas hob with oven beneath and overhead extractor, space and plumbing for appliances, floor mounted Ideal Mexico gas central heating boiler with programmer and corner fitted airing cupboard with cylinder tank and shelving.

SPACIOUS OPEN PLAN LOUNGE/DINING ROOM

3.29m x 6.6m (10' 10" x 21' 8"). Benefitting from a dual aspect with front and rear uPVC double glazed windows, chimney breast mounted open fronted gas fire, TV point, two double wall light points, wall to ceiling coving and doors through to;

INNER HALLWAY

2m x 1.14m (6' 7" x 3' 9"). Provides loft access, access to two double bedrooms and bathroom.

FRONT DOUBLE BEDROOM 1

3.03m x 3.56m (9' 11" x 11' 8"). With a front uPVC double glazed window.

REAR BEDROOM 2

3.29m x 2.92m (10' 10" x 9' 7"). With a rear uPVC double glazed window.

FAMILY BATHROOM

2m x 1.63m (6' 7" x 5' 4"). With a rear uPVC double glazed window with inset patterned glazing, a three piece suite in white comprising a low flush WC, pedestal wash hand basin, panelled bath with overhead electric shower, part tiling to walls and lino finish to flooring.

OUTBUILDINGS

The property has the benefit of an integral single garage measuring 2.6m x 4.9m (8' 6" x 16' 1") with up and over front door, internal power and lighting.

GROUNDS

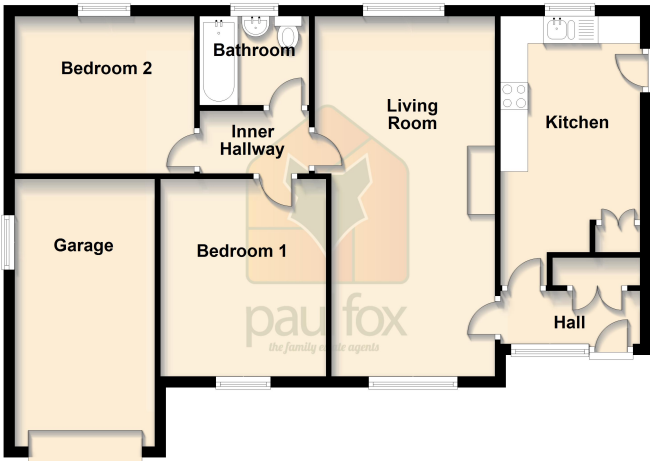
To the front of the property has a deep



FLOORPLAN & EPC



Ground Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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