



1a Causeway Lane, Lea, Gainsborough, Lincolnshire. DN21 5JH

- NO CHAIN
- SPACIOUS DETACHED BUNGALOW
- FANTASTIC PRIVATE PLOT
- GENEROUS LOUNGE DINER & CONSERVATORY
- THREE DOUBLE BEDROOMS
- MODERN BATHROOM SUITE
- PRIVATE REAR GARDEN



PROPERTY DESCRIPTION

****NO CHAIN****WELL PRESENTED DETACHED BUNGALOW**** Situated towards the end of a quiet cul-de-sac position this detached bungalow offers a fantastic purchase being sold with no forwarding chain and ready to move straight into. The home briefly comprised an entrance hall, spacious lounge diner, conservatory, kitchen, three double bedrooms and contemporary bathroom suite. Externally the property has a lawned frontage with a drive providing off road parking for multiple vehicles. The private rear garden is mainly laid to lawn with a useful storage shed. Viewings are highly recommended!



ROOM DESCRIPTIONS

ENTRANCE HALLWAY

Radiator, walk in storage cupboard housing hot water cylinder and doors giving access to:

LOUNGE

Double glazed window to the front elevation, double glazed patio doors to the rear leading out to the Conservatory, radiator, marble fireplace hearth and surround, coving to ceiling.

CONSERVATORY

Constructed of low level wall with uPVC double glazed frame, pitched roof, single entrance door to the side leading out to the rear garden, laminate flooring.

KITCHEN DINER

Double glazed Entrance door and window to the rear elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashbacks, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring electric hob with extractor over, provision for dishwasher and automatic washing machine, radiator, built in cupboard housing the gas powered central heating boiler.

BEDROOM 1

Double glazed window to the side elevation and uPVC double glazed patio door to the front elevation, radiator and loft access.

BEDROOM 2

Double glazed window to the rear elevation, radiator and coving to ceiling.

BEDROOM 3

Double glazed window to the front elevation and radiator.

FAMILY BATHROOM

Double glazed window to the side elevation, three piece suite comprising w.c., hand basin mounted in vanity unit, panel sided bath with mixer shower over, radiator, coving to ceiling.

GROUNDS

To the front is a lawned garden with well stocked borders and driveway allowing off road parking for multiple vehicles. The enclosed rear garden is also mainly set to lawn with a range of mature plants, shrubs and bushes.



FLOORPLAN & EPC



Total area: approx. 105.6 sq. metres (1136.5 sq. feet)

Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part any contract or warranty. Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Gainsborough
 Marshalls Yard, Gainsborough, DN21 2NA
 01427 339200
 Gainsborough@paul-fox.com