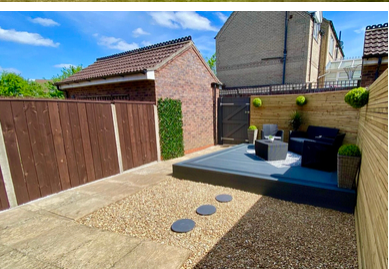


Anson Grove
Auckley
DN9 3QN
01302 867888



Windmill Way, Gainsborough

£185,000

3Keys Property are delighted to offer to the open sales market this gorgeous, 3 bedroom mid terrace property situated on a gorgeous plot on this recent development in Kirton Lindsay, Gainsborough. This property is presented in immaculate condition so in ready to move into condition with detached garage and communal parking to the front of the property. Ideally located for local schools, amenities and transport links. Please contact 3Keys Property for details 01302 867888.

- 3 BEDROOM MID TERRACE FAMILY HOME
- READY TO MOVE INTO CONDITION WITH NEW CARPETS AND FLOORING THROUGHOUT.
- FITTED KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR HOOD
- FAMILY BATHROOM WITH SHOWER OVER BATH
- DETACHED GARAGE & COMMUNAL PARKING

- NO ONWARD CHAIN OFFERED WITH VACANT POSSESSION
- REAR ASPECT LOUNGE WITH FRENCH DOORS ONTO THE REAR GARDEN
- PRINCIPAL BEDROOM WITH SEPARATE WC AND HAND BASIN
- LANDSCAPED GARDEN WITH PATIO AND NEW DECKING AREA
- IDEALLY LOCATED FOR SCHOOLS, AMENITIES AND TRANSPORT LINKS.

PROPERTY DESCRIPTION

3Keys Property are delighted to offer to the open sales market this gorgeous, 3 bedroom mid terrace property situated on a gorgeous plot on this recent development in Kirton Lindsay, Gainsborough. This property is presented in immaculate condition so in ready to move into condition with detached garage and communal parking to the front. Ideally located for local schools, amenities and transport links.

Accommodation briefly comprises of an open plan kitchen/ diner which is fully fitted with integrated oven, hob and extractor hood, ground floor wc, spacious lounge with French doors leading to a private rear garden, recently landscaped with a new decking area and also benefits from a patio area making this a great space for socialising with friends and family or just relaxing.

The first floor has a landing which gives access to the loft, all 3 bedrooms and family bathroom which has a shower over the bath. There is a WC with hand basin off the main bedroom.

To the front of the property is a garden laid to lawn with shrub border. The property over looks a small green area and there is communal parking to the front.

The garage is detached with an up and over door, power and lighting.

GROUND FLOOR

This modern, open plan home offers an entrance into a spacious kitchen / dining area fully fitted with floor and wall units, contrasting worktops and integrated oven, hob and extractor hood. There is space for a larder fridge, and freezer, plumbing for washing machine and front aspect sink unit over looking garden. The room is finished with tiled splash backs, wood effect laminate flooring, spot lighting, central heating radiator and an open access stair case leading to the first floor.

The lounge area which is located to the rear of the property offers French doors which lead onto the enclosed rear garden allowing the inside and outside areas to flow seamlessly. With carpet fitted to floor, single pendant light fitting and central heating radiator.

The ground floor also benefits from a part tiled W/C which has a handbasin, wood effect laminate flooring, single pendant light fitting and radiator.

FIRST FLOOR

The landing provides access to the 3 bedrooms and family bathroom; there is also a loft access hatch. The landing is finished with carpet and single pendant light fitting.

A rear facing principal bedroom is finished with carpet, single pendant light fitting, central heating radiator and window overlooking the rear garden. The principal bedroom benefits from a partially tiled WC with hand basin which offers a fully tiled walk in shower, hand basin, W/C and finished with wood effect vinyl flooring, central heating radiator and single pendant light fitting.

Bedroom 2 is a front facing double bedroom with store cupboard and finished with carpet, central heating radiator and single pendant light fitting.

Bedroom 3 is situated to the front of the property and is finished with carpet, central heating radiator and single pendant light fitting. This single bedroom has a built in bed base making the most of the space in this room.

The partially tiled family bathroom offers a bathtub with over head shower, hand basin and W/C. Finished with vinyl flooring, central heating radiator and single pendant light fitting.

OPEN PLAN KITCHEN/DINING AREA

5.19m x 3.65m (17' 0" x 12' 0") MAX MEASUREMENT INCLUDING STAIRCASE AND GROUND FLOOR WC.

LOUNGE

4.06m x 3.93m (13' 4" x 12' 11")



LANDING

BEDROOM 1

3.4m x 2.90m (11' 2" x 9' 6")

FIRST FLOOR WC

.87m x 1.76m (2' 10" x 5' 9")

BEDROOM 2

2.39m x 2.98m (7' 10" x 9' 9")

BEDROOM 3

2.87m x 1.94m (9' 5" x 6' 4")

BATHROOM

2.07m x 1.69m (6' 9" x 5' 7")

ADDITIONAL INFORMATION

Council Tax Band – B
EPC rating – C
Tenure – Freehold
Detached garage with communal parking
Loft with no ladder or boarding
Original conventional boiler with storage tank - serviced annually.

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not check rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification

