



54 Mayflower Close, Gainsborough, Lincolnshire. DN21 1AX

- BEAUTIFULLY PRESENTED SEMI-DETACHED BUNGALOW
- QUIET CUL-DE-SAC POSITION
- EXTENDED TO REAR
- MODERN FITTED KITCHEN
- THREE GENEROUS BEDROOMS
- SPACIOUS LOUNGE & CONSERVATORY
- PRIVATE REAR GARDEN
- OFF ROAD PARKING



PROPERTY DESCRIPTION

****STUNNING SEMI-DETACHED BUNGALOW****THREE GENEROUS BEDROOMS**** Situated towards the end of a quiet cul-de-sac position this beautiful bungalow offers an ideal turn key home ready for its new owners to move straight into. The bungalow is in a great location being close to plenty of amenities and transport links whilst only being a short drive away from the town centre. The home briefly comprises an entrance porch, entrance hall, fitted kitchen, spacious lounge, conservatory, three generous bedrooms and main family bathroom. Both bedroom one and two also benefit from built in wardrobes. Externally the home has a paved frontage providing off road parking for two vehicles. The rear garden is fully enclosed and mainly laid to lawn with a paved patio entertainment area. The garden also benefits from useful wood storage sheds and a summer house. Viewings are highly recommended!



ROOM DESCRIPTIONS

ENTRANCE STORM PORCH

With a secure uPVC entrance door with obscured glass inserts and a second internal door allowing access into;

INNER HALLWAY

With internal doors allowing access into the kitchen, lounge, three bedrooms, main family bathroom, conservatory and useful storage cupboard.

FITTED KITCHEN

3.12m x 2.85m (10' 3" x 9' 4"). Enjoying a front uPVC double glazed window. The kitchen enjoys an extensive range of shaker style base, drawer and wall units finished in a duck eggshell colour with attractive decorative pull handles, a complementary rolled edge countertop, tiled splash backs with mosaic finish, ceramic white sink unit and drainer with hot and cold mixer tap, a free standing cooker, space and plumbing for an automatic washing machine and tumble dryer and wood laminate flooring.

SPACIOUS LOUNGE

4.24m x 3.96m (13' 11" x 13'). Enjoying a front uPVC double glazed window, carpeted floors, wall to ceiling coving and central feature gas fireplace with solid wood ornate.

CONSERVATORY

4.23m x 3.48m (13' 11" x 11' 5"). Enjoys uPVC double glazed windows throughout, uPVC double glazed French doors allows access to the rear gardens paved patio entertainment area, wood vinyl flooring, ceiling mounted fan with lighting and multiple electric socket points.

MASTER BEDROOM 1

3.17m x 3.33m (10' 5" x 10' 11"). Enjoys a rear uPVC double glazed window, wall to ceiling coving and useful built in storage cupboards.

DOUBLE BEDROOM 2

2.73m x 3.48m (8' 11" x 11' 5"). Enjoys a rear uPVC double glazed window, useful built in storage cupboard and wall to ceiling coving.

BEDROOM 3/STUDY

2.29m x 2.33m (7' 6" x 7' 8"). Enjoys a side uPVC double glazed window, carpeted flooring and wall to ceiling coving.

MAIN FAMILY FITTED BATHROOM

1.93m x 1.71m (6' 4" x 5' 7"). Enjoys a side uPVC double glazed obscured glass window, part tiled walls, a three piece suite comprising a low flush WC, wash hand basin and double walk in shower enclosure.

GROUNDS

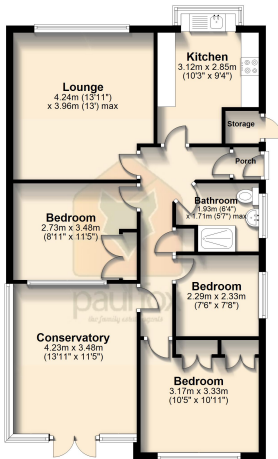
The home enjoys a beautifully presented frontage being mainly laid to lawn with a variety of mature plants and shrubs with a concrete drive providing off road parking for



FLOORPLAN & EPC

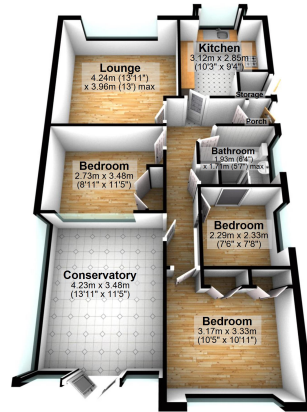


Ground Floor



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		83
(69-80)	C		
(55-68)	D	59	
(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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