



### 3 bed detached bungalow to buy in DN21

Middlefield Lane, Gainsborough, Lincolnshire, DN21 1UN

**£155,000** Starting Bid

 x3  x1  x2

Tenure  
**Freehold**

Driveway & Garage parking

### Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ DETACHED BUNGALOW
- ✓ LARGE LIVING SPACE
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £167,000

DETACHED BUNGALOW / LOUNGE/DINER / KITCHEN / THREE BEDROOMS / FAMILY BATHROOM / DRIVEWAY AND GARAGE / CALL NOW TO VIEW / CLOSE TO SCHOOLS AND AMENITIES/

Tenure: Freehold,

### ENTRANCE

Enter via UPVC door into entrance hall with fitted carpets, radiators, doors to lounge, kitchen, all bedrooms, family bathroom and cloakroom.

### LOUNGE

5.49m x 5.11m (18'0" x 16'9")

Fitted carpets, radiator, opening to dining area, window to the side aspect and bay window to the front aspect.

### DINING AREA

3.69m x 3.03m (12'1" x 9'11")

Fitted carpet, radiator, window to the side aspect and door to the kitchen.

### KITCHEN

3.54m x 4.19m (11'7" x 13'9")

Fitted kitchen comprising of wall and base units, ceramic sink with mixer tap and drainer, electric oven, space for white goods, tiled flooring, part tiled walls and door to rear garden.

#### BEDROOM ONE

3.67m x 3.42m (12'0" x 11'3")

Fitted carpets, radiator and window to the front aspect.

#### BEDROOM TWO

3.61m x 3.63m (11'10" x 11'11")

Fitted carpets, radiators and a window to the rear aspect.

#### BEDROOM THREE

2.31m x 4.09m (7'7" x 13'5")

Fitted carpets, radiator and window to the front aspect.

#### FAMILY BATHROOM

2.34m x 2.92m (7'8" x 9'7")

Fitted four-piece suite comprising of, bath, shower cubicle, WC, hand wash basin, tiled floors, radiator, tiled walls and window to rear aspect.

#### CLOAKROOM

1.38m x 2.3m (4'6" x 7'7")

WC, hand wash basin, wall-mounted boiler, tiled flooring and window to rear aspect.

#### EXTERNAL

To the front of the property is a mainly laid-to-lawn garden with shrubs, a driveway, access to the garage and a path leading to the front door.

To the rear of the property is a mainly laid-to-lawn garden with shrubbed borders and is enclosed by fencing.

#### TENURE

The tenure of this property is Freehold.

#### SERVICES

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £155,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

Electric: National Grid

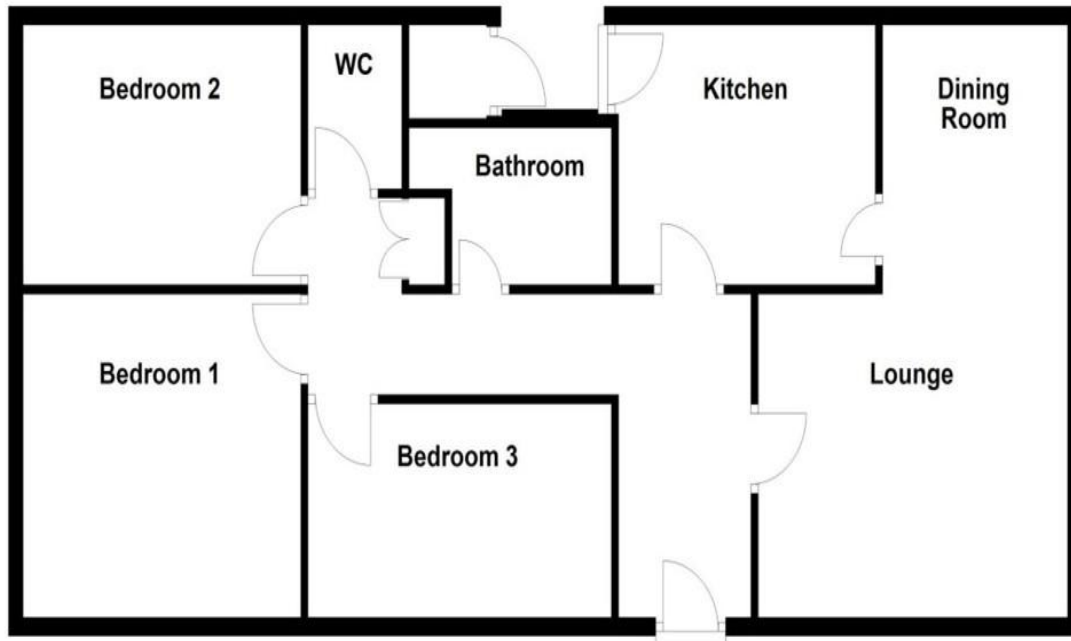
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Middlefield Lane, Gainsborough, Lincolnshire, DN21 1UN

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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