

22 The Maltings
Gainsborough, DN21 4AZ
Offers Over £200,000

Bella properties

Welcome to this lovely presented three bedroom semi detached home, deceptively spacious, modern throughout and perfect for families! Located in the always popular town of Kirton-in-Lindsey within walking distance to local amenities and transport links, the property itself briefly comprises of the entrance hallway, W/C, living room, kitchen and dining room on the ground floor, with the landing, three bedrooms, the master benefitting from an en-suite, and family bathroom to the first floor. Externally, there is off road parking to the side of the property with a lawned rear garden with wooden storage shed.

Viewings are available immediately and come highly recommended to appreciate this delightful home!







Hall 4'3" x 7'2" (1.3 x 2.2)
Entrance to the property is via the front door and into the hall. Internal doors lead to the lounge and W/C.

W/C 3'3" x 5'6" (1.0 x 1.7)
A two piece suite consisting of toilet and sink.

Lounge 14'1" x 11'9" (4.3 x 3.6)
Carpeted with two central heating radiators and uPVC window faces to the front of the property.

Kitchen 16'4" x 8'10" (5.0 x 2.7)
Wooden flooring with spotlights and uPVC window faces to the rear of the property. A modern kitchen unit with wall mounted and base height units, countertops with tiled splashbacks, undercounter spotlights, integrated oven, hob and overhead extractor fan, integrated dishwasher, integrated sink and drainer with space and plumbing for white goods. Carpeted stairs lead to the first floor accommodation.

Dining Room 8'6" x 8'4" (2.6 x 2.55)
Open plan with the kitchen, wooden flooring, two central heating radiators, uPVC window faces to the side of the property and uPVC French doors lead to the rear garden.

Landing 14'3" x 7'2" (4.36 x 2.2)
Carpeted with internal doors leading to the three bedrooms and bathroom.

Bedroom One 8'7" x 8'10" (2.64 x 2.7)
Carpeted with central heating radiator, built in storage and uPVC window facing to the rear of the property.

En-Suite 5'2" x 7'2" (1.6 x 2.2)
Vinyl effect flooring with spotlights, central heating radiator and uPVC window faces to the front of the property. A three piece suite consisting of corner shower cubicle, sink and toilet.

Bedroom Two 8'6" x 8'4" (2.6 x 2.55)
Carpeted with central heating radiator and uPVC window faces to the rear of the property.

Bedroom Three 8'10" x 8'10" (2.7 x 2.7)
Carpeted with central heating radiator and uPVC window faces to the rear of the property.

Bathroom 8'10" x 5'1" (2.7 x 1.56)
Vinyl effect flooring with spotlights, heated towel rail and uPVC window faces to the side of the property. Bathtub with overhead shower, sink and toilet.

External
To the front of the property is a low maintenance lawned garden with a driveway to the side of the property for off road parking. Access to the rear is through a wooden gate to the rear garden. The rear is laid to lawn with wooden storage shed.

Disclaimer
The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.



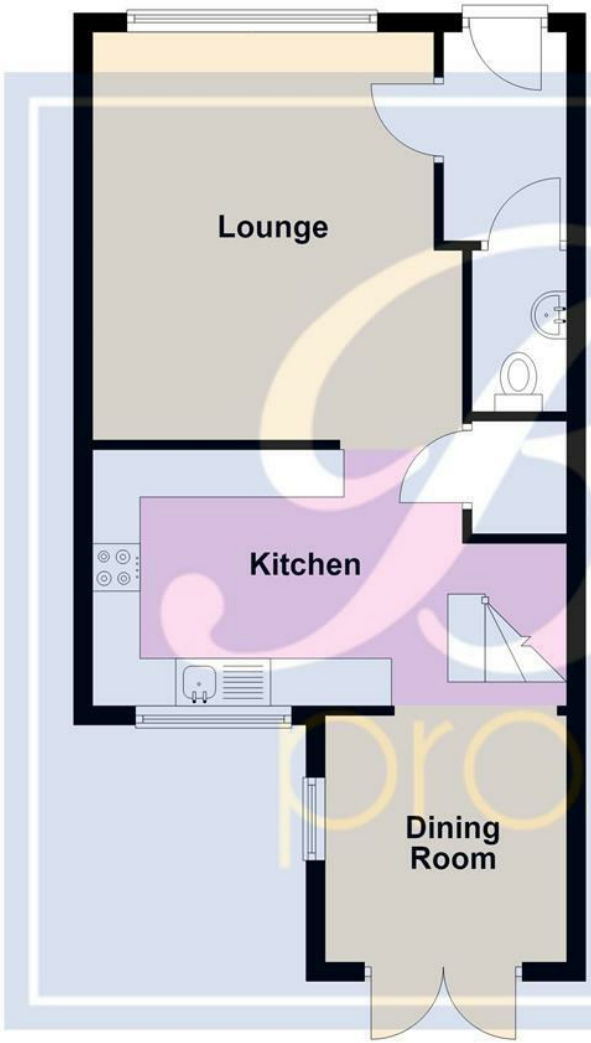






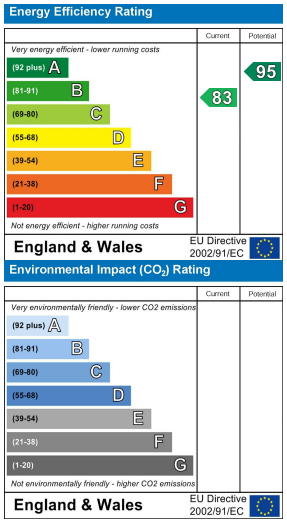


Ground Floor



First Floor





Total area: approx. 84.8 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independant investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

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