



3 bed detached house to buy in

Brewster Road, Gainsborough,
Lincolnshire, DN21 1ZA

£140,000 Starting Bid

 x3  x2  x1

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Detached House
- ✓ Driveway and Garage
- ✓ Kitchen/Diner
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Intermittent

Description

This well-presented detached house with garage is ideally located within a popular residential estate and is offered with no onward chain, making it a great opportunity for a smooth and speedy purchase.

The property offers generous living space throughout, featuring three double bedrooms, including a spacious master bedroom with its own ensuite shower room. The ground floor provides a comfortable and practical layout, complemented by a convenient downstairs W/C for guests and everyday use.

Perfect for families or buyers looking for extra space, the home combines comfort, functionality, and a sought-after location close to local amenities, schools, and transport links.

LOUNGE

4.99m x 3.84m (16'4" x 12'7")

Fitted carpet, radiator, under-stairs storage, window to the side aspect and a bay window to the front aspect.

KITCHEN/DINER

3.8m x 3.1m (12'6" x 10'2")

Fitted kitchen comprising of; wall and base units; stainless steel sink with drainer and mixer tap, electric hob with extractor fan over, electric oven, cupboard housing wall-mounted boiler, space for white goods, integrated fridge freezer, tiled flooring, window to rear aspect and French doors to rear garden.

CLOAKROOM

1.12m x 1.93m (3'8" x 6'4")

WC, radiator, hand wash basin, part tiled walls and window to the side aspect.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE

3.25m x 3.24m (10'8" x 10'8")

Fitted carpet, radiator, fitted wardrobes, door to en-suite and windows to the front aspect.

EN SUITE

2.97m x 1m (9'9" x 3'3")

Fitted three-piece suite comprising of; shower cubicle and a hand wash basin and w/c.

BEDROOM TWO

3.09m x 3.76m (10'2" x 12'4")

Fitted carpet, radiator and window to the rear aspect.

BEDROOM THREE

3.09m x 2.79m (10'2" x 9'2")

Fitted carpet, radiator and window to the rear aspect.

BATHROOM

2.7m x 1.71m (8'10" x 5'7")

Fitted three-piece suite comprising of; bath with overhead shower attachment, hand wash basin, WC, radiator, part tiled walls, and window to front aspect.

EXTERNAL

To the front of the property is off-road parking, a garage, and a path leading to the front door.

To the rear of the property is mainly laid to lawn, enclosed by fencing with access to the garage.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £140,000

Property Type: Detached House

Parking: Driveway & Garage

Year built: 2015

Construction materials: Brick and block

Roofing type: Clay tiles

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

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

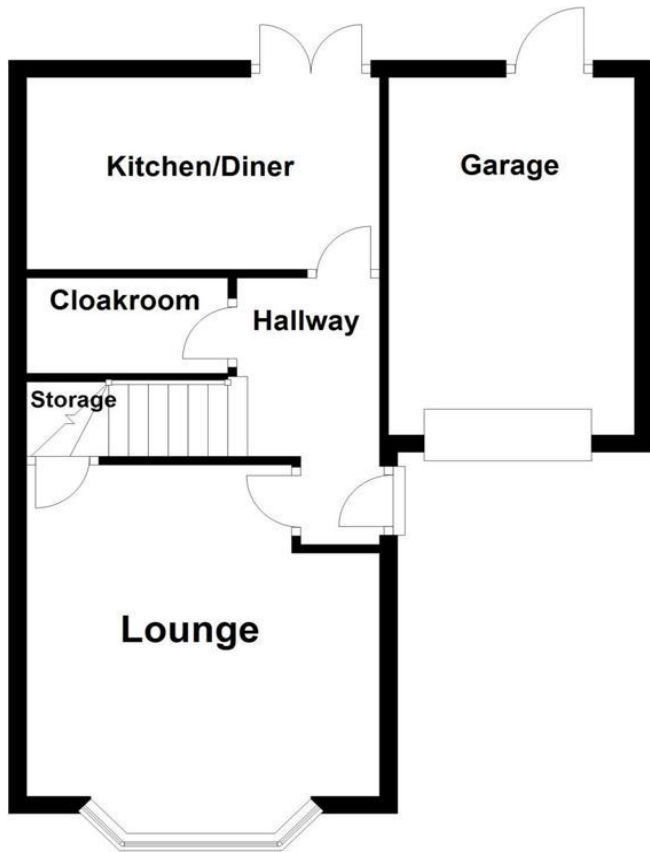
Sewerage: Standard UK domestic

Air conditioning: No

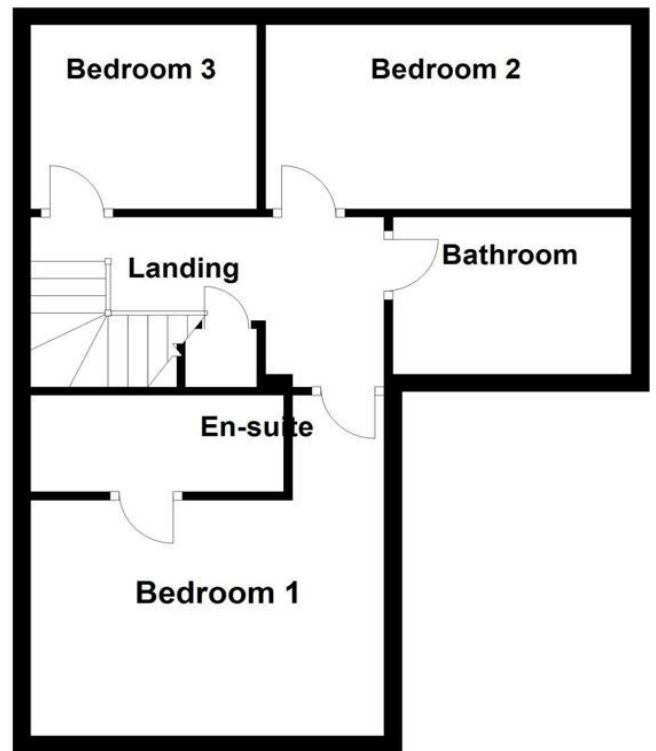
Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Intermittent

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Brewster Road, Gainsborough, Lincolnshire, DN21 1ZA

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

27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,
TBC<http://www.norfolkpropertyauctions.com>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

