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the family estate agents

Price Guide

**£245,000**

## 5 Chestnut Close

Scotter, Gainsborough, Lincolnshire, DN21 3UW

3 Bedroom Detached Bungalow

EPC Rating: D



- ✓ A TRADITIONAL DETACHED BUNGALOW
- ✓ HIGHLY SOUGHT AFTER VILLAGE SETTING
- ✓ FITTED KITCHEN & ATTRACTIVE BATHROOM
  - ✓ 3 GENEROUS BEDROOMS
  - ✓ PRIVATE MATURE GARDENS
- ✓ FRONT DRIVEWAY & GARAGING



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**A fine traditional detached bungalow situated within a quiet cul de sac position, offering deceptively spacious and versatile accommodation comprising;**

## **SIDE ENTRANCE**

Enjoying a side uPVC double glazed entrance door with inset pattern glazing leading to the kitchen.

## **KITCHEN**

Measures approx. 2.47m x 4.56m (). Enjoying a dual aspect with side uPVC double glazed window and a front uPVC double glazed window. The kitchen enjoys a range of oak fronted low level units, drawer units and wall units with glazed fronts and decorative pull handles and a complementary working top surface incorporating a single stainless steel sink unit with block mixer tap and drainer to the side, space for an electric oven and gas hob with overhead extractor fan, plumbing for an automatic washing machine, space for a fridge freezer, partly tiled walls and cushioned flooring.



## **LIVING ROOM**

Measures approx. 3.58m x 5.63m (). Enjoying twin uPVC doors with inset pattern glazing to the front, feature live flame coal effect fire with projecting marble hearth and decorative bricked backing with mahogany beam, 4 single wall lights, TV input and open archway leading to;



## **DINING AREA**

Measures approx. 2.43m x 3.17m (). Enjoying a side uPVC double glazed window with inset pattern glazing.



## **INNER HALLWAY**

Enjoying loft access and doors leading to;

## **BATHROOM**

Measures approx. 2.64m x 2.17m (). Enjoying a side uPVC double glazed window with fronted glazing and a four piece suite comprising a panelled bath, low flush WC, wall mounted pedestal wash hand basin with mixer tap and a shower cubicle with overhead mains shower and glazed shower door, attractive fully tiled walls to the shower cubicle and partly tiled walls, attractive tiled flooring and inset ceiling spotlights.



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## DOUBLE BEDROOM 1

Measures approx. 3.04m x 3.65m (). Enjoying rear sliding uPVC double glazed doors leading onto the conservatory and TV input.

## CONSERVATORY

Measures approx. (). Enjoying uPVC double glazed patio doors leading to the patio area, adjoining uPVC double glazed window and attractive tiled flooring, two single wall lights.

## DOUBLE BEDROOM 2

Measures approx. 2.42m x 3.98m (). Enjoying a rear uPVC double glazed window and attractive oak fitted wardrobes with overhead storage.

## BEDROOM 3

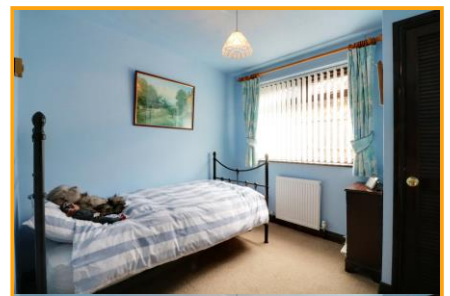
Measures approx. 2.64m x 2.89m (). Enjoying a side uPVC double glazed window with inset pattern glazing, wall mounted thermostatic control and built in storage cupboard.

## GARAGE

Measures approx. 5.72m x 2.74m (). Enjoying a front electric up and over garage door with a rear hardwood glazed window, the garage enjoys both power and lighting.

## GROUND

The front of the property enjoys a large concrete hard standing driveway providing off street parking leading to the brick built attached garage, principally laid lawn with surrounding planted borders and a variety of shrubs and bushes, attractive slabbed flagged pathway and steps leading to the side of the property and allowing access to the rear. The rear of the garden enjoys a flagged concrete patio area and a principally laid lawn garden enjoying a variety of planted borders with trees and bushes and decorative secure fence panelling.



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## SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

## CENTRAL HEATING

The property benefits from a gas fired radiator system.

## DOUBLE GLAZING

The property benefits from UPVC double glazed windows and doors.

## \*\* IMPORTANT \*\*

### PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CRPS):** Paul Fox on their behalf and for the sellers of this property whose agents they are give notice that (i) these particulars are intended to be a general outline only for the guidance of the prospective purchasers and do not constitute part of any contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely on them. (iii) no persons employment by Paul Fox has any authority to make or give representation or warranty in relation to this property and no electrical or gas appliances whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. (iv) nothing in these particulars, including photographs, intend to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any fixtures not expressly included as part of the property are offered for sale. Certain items may be purchase under separate negotiation.

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Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty.  
Plan produced using PlanUp.



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