



### 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

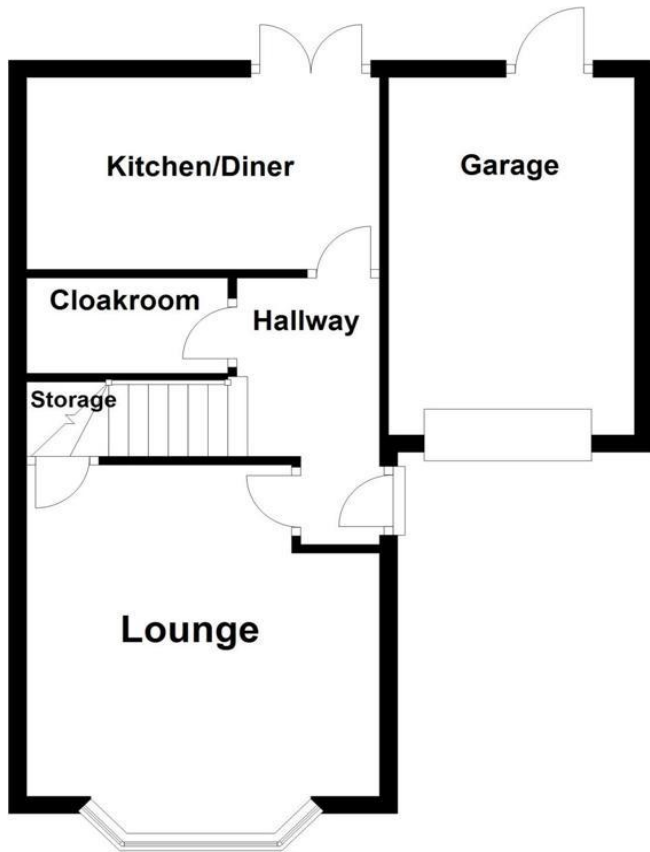
Sewerage: Standard UK domestic

Air conditioning: No

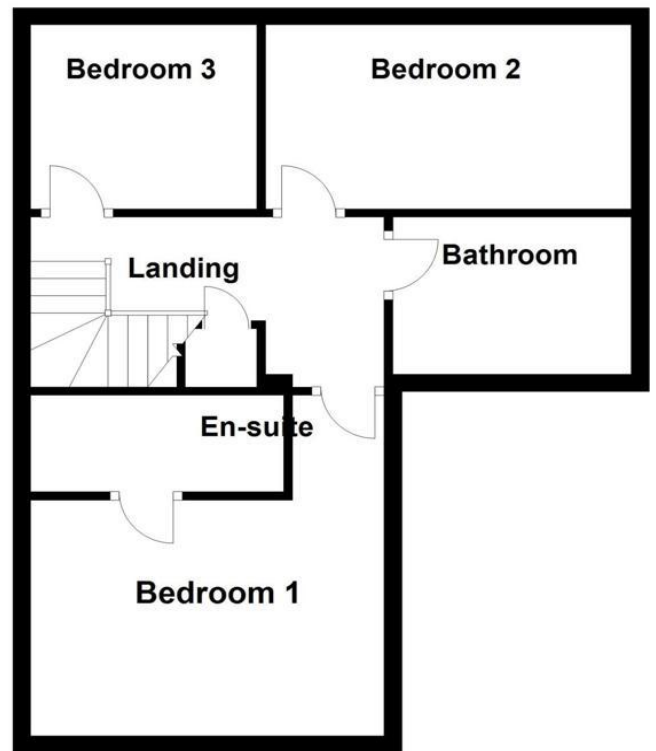
Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Intermittent

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(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	

Brewster Road, Gainsborough, Lincolnshire, DN21 1ZA

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

**7 Bath Road, Hounslow, Middlesex, TW5 9AX, Tel: 02085772777, <https://www.lmark.co.uk/>**

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