



26 Brewster Road, Gainsborough DN21 1ZA

Guide price £200,000

GUIDE PRICE £200,000 - £220,000

This well-presented three-bedroom detached home on Brewster Road, Gainsborough, offers spacious and versatile living, perfect for families or those looking to upsize. The property boasts three generously sized double bedrooms, with the master bedroom benefiting from a private ensuite.

Downstairs, there is a welcoming entrance hall, a bright and airy lounge, a modern kitchen/dining area, and a convenient downstairs W/C. The home also features an attached garage and driveway, providing ample parking and storage.

Currently, the property is leasehold, but the vendor is in the process of purchasing the freehold, offering peace of mind to future buyers.

With an attractive price point, early viewings are highly recommended, as this property represents excellent value and is expected to generate strong interest.

- Detached House With Garage
- Three Double Bedrooms
- Master Bedroom Has Ensuite
- Downstairs W/C
- Leasehold Property (Currently Buying The Freehold)
- Located In Popular Residential Estate
- Viewings Are Advised

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Ground Floor

Entrance Hall

A uPVC front door opens into the welcoming entrance hall, which provides access to the spacious lounge, downstairs W/C, and modern kitchen, as well as the staircase leading to the first floor, creating a practical and well-connected layout for everyday family living.

Lounge

The lounge is a bright and inviting space, featuring a uPVC bay window overlooking the front elevation, allowing plenty of natural light to fill the room. It also benefits from a useful storage cupboard, ideal for keeping everyday items neatly tucked away.

Downstairs W/C

The downstairs W/C is fitted with a uPVC obscure window for privacy and natural light, and includes a pedestal sink and a modern smart toilet, offering both style and convenience.

Kitchen

The kitchen is a stylish and functional space, featuring a uPVC window overlooking the rear elevation and French doors opening out to the garden, allowing plenty of natural light to flood the room. It is fitted with cream and contrasting grey gloss matching wall and base units, providing ample storage and a contemporary finish. The kitchen includes a fitted fridge freezer, induction hob, fan-assisted oven, extractor fan, and a stainless steel sink and drainer, with additional space and plumbing for both a washing machine and dishwasher, making it ideal for modern family living.

First Floor

Master Bedroom

The master bedroom is a spacious and well-presented room, featuring a uPVC window to the front elevation, allowing plenty of natural light. It benefits from built-in fitted wardrobes along one wall, providing excellent storage, and a door leading to the ensuite, offering added privacy and convenience.

Ensuite

The ensuite is a modern three-piece suite, comprising a walk-in shower, vanity sink with storage, and a low flush W/C, combining style and practicality for a sleek, contemporary finish.

Bedroom Two

The second bedroom is a generous double room, featuring a uPVC window overlooking the rear elevation, creating a bright and comfortable space.

Bedroom Three

The third bedroom is a generous double room, featuring a uPVC window overlooking the rear elevation, creating a bright and comfortable space.

Family Bathroom

The family bathroom features a modern three-piece suite, comprising a pedestal sink, enclosed bath with mixer taps and shower head, and a low flush W/C. A uPVC obscure window to the front elevation provides natural light while maintaining privacy.

Outside

Rear Garden

The property boasts a fully enclosed rear garden, which is mainly laid to lawn, providing a safe and private outdoor space ideal for families or entertaining. There is gated access to the front of the property, along with a door leading directly into the attached garage, which benefits from power and lighting for added convenience.

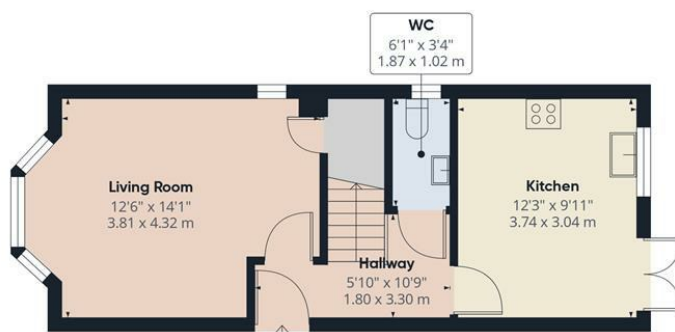
Front Elevation

To the front of the property, there is an area laid to lawn, creating a welcoming approach. A driveway leads to the attached garage, providing off-road parking, while a pathway guides you to the front door for easy access.

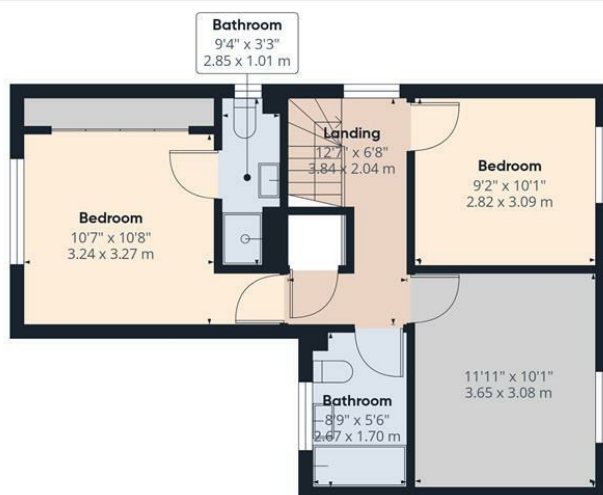


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Floor 0



Floor 1

Approximate total area^m
892 ft²
82.9 m²

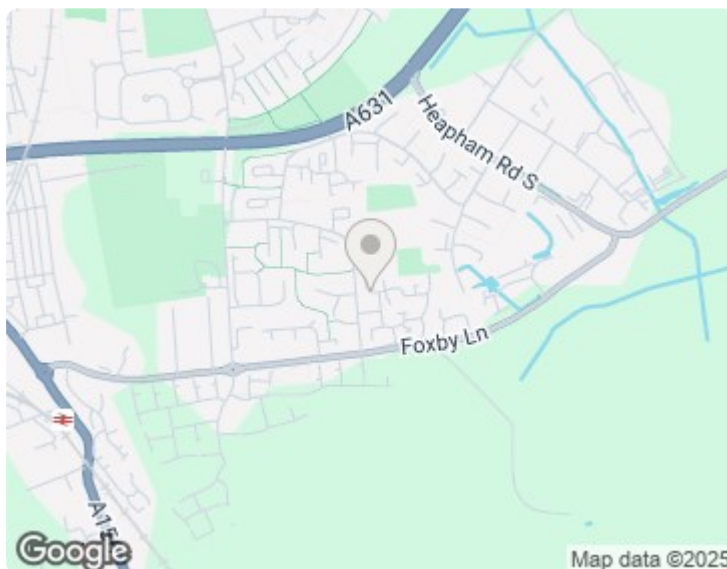
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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