



## 26, Minden Place

| Hemswell Cliff, Gainsborough | DN21 5XN

£125,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,  
Agricultural & Fine Art Auctioneers.

# 26

Minden Place |

Hemswell Cliff, Gainsborough | DN21

5XN

Substantial and Good Sized Family Home located in the Hemswell Cliff, the former RAF Hemswell base. There is a Primary School, Post Office and a Starbucks around 3 minutes drive away plus a BP Petrol Station with Convenience Store. It is less than fourteen miles to Lincoln, twelve miles to Market Rasen and ten to Gainsborough.

This spacious home overlooks the local 'Pocket Park' and is warmed by gas radiator heating and retained by uPVC double glazing. It comprises in brief; Entrance Lobby, Living Room, Dining Area opening to Kitchen Area, Inner Hall, Cloakroom, Third Reception which could be used as a Play Room, Study or Downstairs Additional Bedroom and a Ground Floor Shower Room, the latter two rooms could benefit anyone wanting elderly relatives to come and live with them too. There is a Rear Lobby with access to a Utility Store and Laundry Room. On the First Floor there are Four Bedrooms and a Bathroom. Outside there is a Front Garden, Enclosed Rear Garden, Driveway which can park up to three cars and gives access to the Former Single Garage, which has been used more recently as a Gym. It is offered For Sale with No Chain.

### Entrance Lobby

Approached through half uPVC panelled and half double glazed entrance door. Stairs to First Floor. Doors to Living Room and Dining Room.





### Living Room

16'5 x 10'5 extending to 11'8 (5.00m x 3.18m extending to 3.56m)

Window to front. Double radiator. Door to Inner Hall.

### Dining Area

10'5 minimum x 13'3 (3.18m minimum x 4.04m)

Window to front. Display shelving. Double radiator. Opening to:-

### Kitchen Area

9'1 x 12'4 (2.77m x 3.76m)

Modern cream, high-gloss base units. Run of work-surfaces that extend to form breakfast bar having inset white single drainer, one and a half bowl enamel sink top. Window to rear. Tiled floor. Door to:-

### Inner Hall

Understairs storage cupboard. Tiled floor. Double radiator.

### Play Room/Study/Ground Floor Bedroom

9'5 x 9'1 (2.87m x 2.77m)

Window to rear. Tiled floor. Gas boiler.

### Ground Floor Shower/Cloakroom

Step-in shower. Low Level W.C. Pedestal wash basin. Tiled to full height. Window to rear.

### Rear Lobby

Half uPVC panelled and half double glazed door to Rear Garden. Doors to:-

### Laundry Room

4'11 x 3'5 (1.50m x 1.04m)

### Utility Store

6'9 x 5'0 (2.06m x 1.52m)



### First Floor Landing

Access to loft. Linen cupboard.

### Bedroom One

14'5 x 11'8 plus depth of wardrobes (4.39m x 3.56m plus depth of wardrobes)

Two double and one single fitted wardrobes with matching storage cupboards over. Two windows to the front. Radiator.

### Bedroom Two

13'5 x 11'9 plus wardrobe recess (4.09m x 3.58m plus wardrobe recess)

Double radiator. Window to front.

### Bedroom Three

9'1 x 9'3 minimum plus recess (2.77m x 2.82m minimum plus recess)

Built-in wardrobe. Two windows to the rear. Double radiator.

### Bedroom Four

9'2 x 8'7 average (2.79m x 2.62m average)

Radiator. Built-in cupboard. Window to rear.

### Bathroom

Bath. Wash hand basin. Low Level W.C. Window to rear. Radiator.

### Front Garden

Approached via wooden 'picket' gate. Lawn.

### Enclosed Rear Garden

Parking for two to three cars. Lawn.

### Former Single Garage/Gym

Potential Workshop or home office.

### Additional Information

Council Tax Band: A - West Lindsey

Tenure: Freehold

Services: All mains services are connected

Service Charge: Approximately £30.00 per month which covers the maintenance of communal areas

E.P.C. Rating: T.B.C.

Agents Note: There is a connection to the seller of this property and a member of staff at Perkins, George, Mawer & Co





## Floor Plan to Follow

| Energy Efficiency Rating                           |                            | Current | Potential |
|--|----------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |         |           |
| (92 plus) <b>A</b>                                 |                            |         |           |
| (81-91) <b>B</b>                                   |                            |         |           |
| (69-80) <b>C</b>                                   |                            |         |           |
| (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 &amp; Wales</b>                         | EU Directive<br>2002/91/EC |         |           |

**Perkins George Mawer & Co**  
 Corn Exchange Chambers  
 Queen Street  
 Market Rasen  
 Lincolnshire  
 LN8 3EH

01673 843011  
[info@perkinsgeorgemawer.co.uk](mailto:info@perkinsgeorgemawer.co.uk)  
[www.perkinsgeorgemawer.co.uk](http://www.perkinsgeorgemawer.co.uk)

Agents Note:  
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.