



**4 Albert Close  
Gainsborough, DN21 3FH  
£299,950**

*Bella*  
properties



Rare opportunity to buy a brand new four bedroom home in Blyton, Plot 5, Laughton View. Buying this four bedroom detached property allows you to add your own personalisation to how the finished product will look with choices of kitchens, floorings and wall tiles available to choose from. This is the ideal family home for anyone looking to secure a contemporary styled property within a boutique new development of six homes, constructed by a highly-regarded, award-winning local builder.

The property comprises; covered entrance porch leading in to a bright and airy entrance hallway, with generous lounge to the front aspect, a fantastic kitchen/family room to the rear, having plenty of space for dining furniture and access on to the rear garden via patio doors, a useful downstairs W.C. and access into the enlarged garage, to the rear of which enjoys access on to the rear garden, and space provides for appliances and storage.

To the first floor the property has four generously proportioned rectangular bedrooms; the master having a large en-suite with walk-in shower, along with a family bathroom which enjoys a separate bath tub and walk-in shower.

Boasting both turfed front and rear gardens as well as garage and off street parking this property is ideal for a growing family or couple looking for the convenience urban living has to offer, yet being set within a quiet leafy suburb. We invite all enquiries and look forward to discussing the property with you.

**\*\*Photos are a representation of the finish\*\***

**\*\*Options for personalisation subject to build stage\*\***



Hallway	
W/C	3'11" x 7'10" (1.21 x 2.39)
Living Room	15'8" x 11'10" (4.78 x 3.63)
Kitchen/Diner	11'1" x 20'1" (3.4 x 6.13)
Landing	7'1" x 12'2" (2.16 x 3.71)
Bedroom One	10'10" x 16'2" (3.31 x 4.94)
En-Suite	4'0" x 10'7" (1.24 x 3.24)
Bedroom Two	12'0" x 13'2" (3.67 x 4.02)
Bedroom Three	9'0" x 13'8" (2.75 x 4.18)
Bedroom Four	9'6" x 10'1" (2.91 x 3.08)
Bathroom	10'1" x 10'2" (3.08 x 3.10)

**Disclaimer**  
The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.









Total area: approx. 131.8 sq. metres (1419.2 sq. feet)

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		