

HUNTERS[®]

HERE TO GET *you* THERE



Brewster Road

Gainsborough, DN21 1ZA

Asking Price £220,000



Council Tax: C



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ACCOMMODATION

Composite double glazed entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, laminate flooring, radiator and doors in turn giving access to:

LOUNGE

16'4" x 12'7" to its maximum dimensions (4.98m x 3.86m to its maximum dimensions)
uPVC double glazed bay window to the front elevation, two radiators, uPVC double glazed window to the side elevation, door giving access to useful under stairs storage area.

KITCHEN DINER

12'5" x 10'2" (3.80m x 3.10m)
uPVC double glazed window and French doors to the rear elevation looking out to the rear garden, fitted kitchen comprising base, drawer and wall units with inset stainless steel sink and drainer with mixer tap, integrated fridge freezer and electric oven, four ring gas hob with extractor over, provision for automatic washing machine, radiator and tiled flooring.

W.C.

6'2" x 3'3" (1.89m x 1.01m)
uPVC double glazed window to the side elevation, w.c. pedestal wash hand basin with tiled splashback and radiator.

FIRST FLOOR LANDING

uPVC double glazed window to the side elevation, loft access and useful storage cupboard. Doors in turn giving access to:

MASTER BEDROOM

12'9" x 10'7" with recess into doorway (3.89m x 3.23m with recess into doorway)
uPVC double glazed window to the front elevation and radiator. Door giving access into:

EN SUITE SHOWER ROOM

9'6" x 3'3" (2.92m x 1.01m)
uPVC double glazed window to the side elevation, suite comprising w.c, pedestal wash hand basin with tiled splashback, shower cubicle with electric shower, radiator.

BEDROOM TWO

12'0" x 9'11" (3.67m x 3.03m)
uPVC double glazed window to the rear elevation and radiator.

FAMILY BATHROOM

8'9" x 5'7" (2.68m x 1.71m)
uPVC double glazed window to the front elevation, suite comprising w.c, pedestal wash hand basin, tiled splashback, bath with mixer shower over and tiled splashback, chrome heated towel rail.

BEDROOM THREE

10'0" x 9'4" (3.06m x 2.85m)
Currently used as an office.
uPVC double glazed window to the rear elevation and radiator.

EXTERNALLY

To the front is the driveway allowing off road parking for multiple vehicles leading to the integral single Garage with up and over door, light and power. The front garden is low maintenance gravel with hedge lining the pathway to the side of the property which

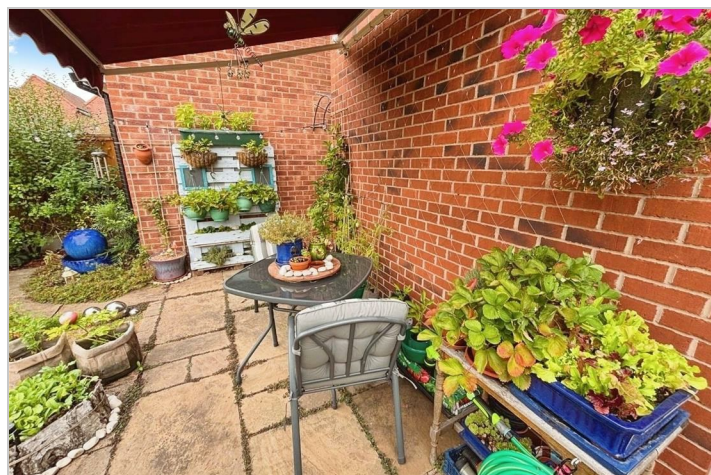
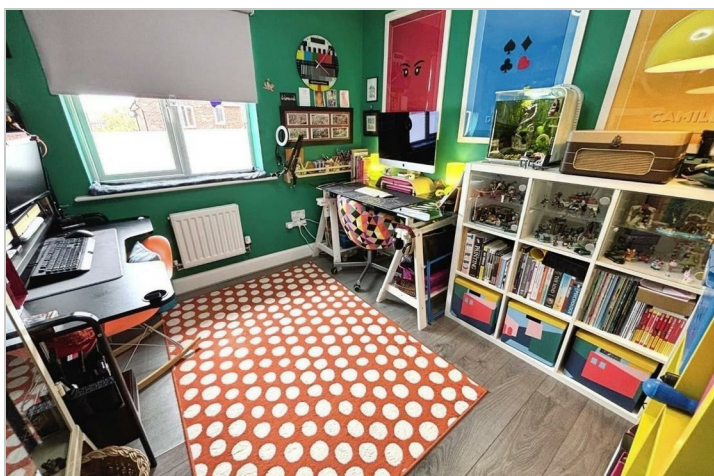
leads to a gate giving access to the enclosed rear garden which is well stocked with mature plants and foliage, lawn area and patio.

TENURE - Freehold

COUNCIL TAX

Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'C'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted at £45.00 + VAT



Road Map



Hybrid Map



Terrain Map



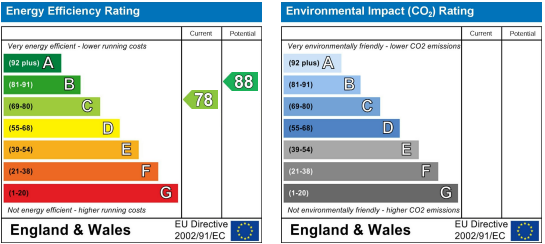
Floor Plan



Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.