

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Trafalgar Court

Gainsborough, DN21 1BB

Offers In Excess Of £308,000



Council Tax: D



# 12 Trafalgar Court

Gainsborough, DN21 1BB

Offers In Excess Of £308,000



## ACCOMMODATION

Composite entrance door leading into:

### ENTRANCE HALLWAY

Tiled flooring, radiator, stairs rising to first floor accommodation with under stairs storage. Doors to:

### LOUNGE

19'6" x 11'7" (5.95 x 3.54)

Two radiators, French doors opening to the rear garden, window to the front elevation, gas fire with surround.

### DINING ROOM

8'4" x 11'4" (2.55 x 3.46)

Tiled flooring, radiator and window to the front elevation.

### KITCHEN

15'1" x 9'3" (4.60 x 2.83)

Fitted kitchen comprising wall and base units with complementary work surface, moulded seamless one and a half sink with drainer and mixer tap over, integrated gas cooker and electric hob with extractor fan over, window to the rear elevation and French doors leading out to the garden. Tiled flooring, integral fridge freezer and dishwasher, part tiled walls and door leading into:

### UTILITY ROOM

4'10" x 7'7" (1.48 x 2.32)

Wall mounted gas boiler, base units, stainless steel sink with drainer and mixer tap over, space for tumble dryer, space and plumbing for washing machine, entrance door leading out to the garden.

## CLOAKROOM

4'6" x 4'9" (1.38 x 1.45)

Fitted suite comprising low level w.c. and wash hand basin, part tiled walls and tiled flooring, window to the front elevation.

## FIRST FLOOR LANDING

Radiator, airing cupboard and doors leading to:

### BEDROOM ONE

11'9" x 11'10" (3.59 x 3.61)

Window to the front elevation, radiator and door leading into:

### EN SUITE

5'3" x 4'5" (1.62 x 1.37)

Three piece suite comprising shower cubicle, low level w.c., and hand basin, part tiled walls, window to the front elevation, tile effect vinyl flooring.

### BEDROOM TWO

7'5" x 11'10" (2.27 x 3.63)

Radiator, fitted wardrobes and dressing table, window to the rear elevation.

### BEDROOM THREE

9'10" x 8'5" (3.00 x 2.59)

uPVC double glazed window to the front elevation, laminate flooring, radiator, coving to ceiling.

### BEDROOM FOUR

9'6" x 8'5" (2.90 x 2.58)

uPVC double glazed window to the rear elevation, radiator, laminate flooring, coving to ceiling and fitted double mirrored sliding door wardrobe.

## EXTERNALLY

To the front of the property is the double Garage with shingle area and pathway leading to the front door and side gated access. The rear garden is enclosed by fencing, mainly set to lawn and patio area.

## COUNCIL TAX

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

## TENURE - FREEHOLD

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



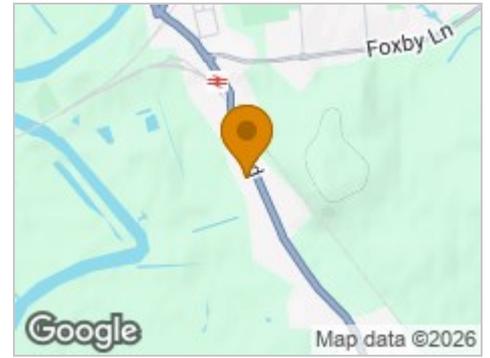
## Road Map



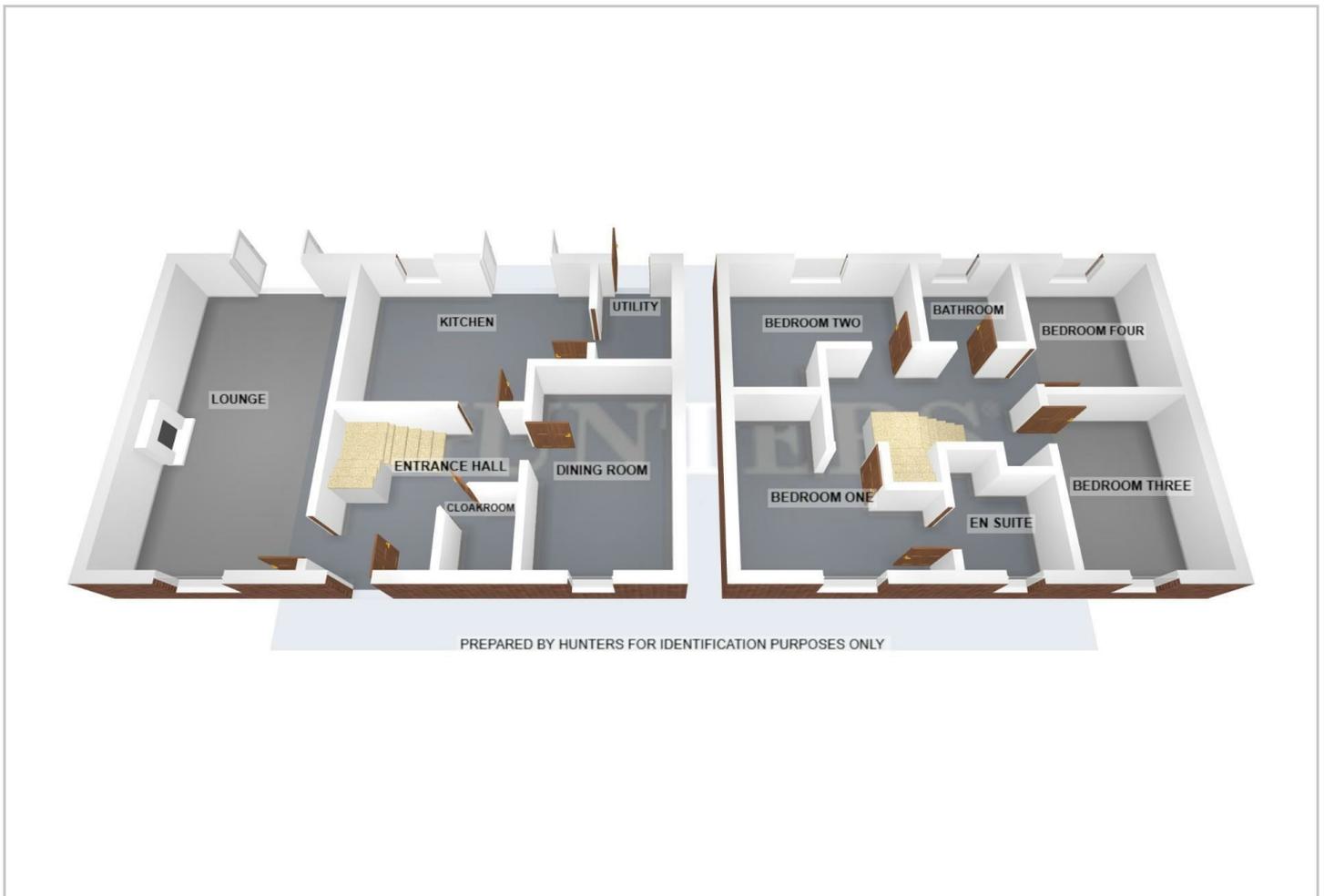
## Hybrid Map



## Terrain Map



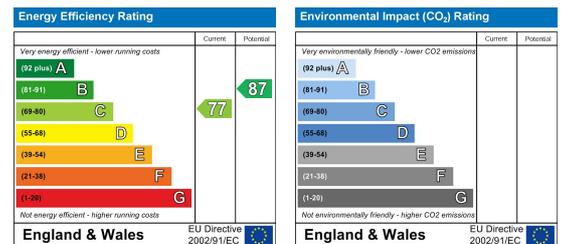
## Floor Plan



## 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.