HUNTERS®

HERE TO GET *you* THERE



Hainton Close

Gainsborough, DN21 1UY

Guide Price £185,000

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Council Tax: B





8 Hainton Close

Gainsborough, DN21 1UY

Guide Price £185,000





ACCOMMODATION
Double glazed composite door with side window leading into:

ENTRANCE HALLWAY
Stairs rising to the first floor accommodation, radiator and doors giving access into:

OPEN PLAN LOUNGE DINING ROOM
25'7" x 12'6" to its maximum dimensions (7.80m x 3.83m to its maximum dimensions)
uPVC double glazed window to the front elevation and uPVC double glazed patio door to the rear elevation giving access out to the garden, two radiators, fireplace with electric fire feature and coving to ceiling.

BREAKFAST KITCHEN
13'5" x 11'8" (4.09m x 3.58m)
uPVC double glazed window to the rear elevation and double glazed composite entrance door to the front elevation, fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor hood over, provision for automatic washing machine and space for further low level appliance. Door giving access to useful under stairs storage area.

FIRST FLOOR LANDING
uPVC double glazed window to the side elevation, loft access, airing cupboard and doors in turn giving access to:

BEDROOM ONE
13'4" x 10'10" with recess into doorway (4.07m x 3.32m with recess into doorway)
uPVC double glazed window to the front elevation and radiator.

BEDROOM TWO
11'11" x 10'4" (3.64m x 3.16m)
uPVC double glazed window to the rear elevation and radiator.

BEDROOM THREE
10'4" x 7'11" to its maximum dimensions (3.17m x 2.42m to its maximum dimensions)
uPVC double glazed window to the front elevation, radiator and useful storage cupboard.

WET ROOM
8'3" x 5'3" (2.53m x 1.62m)
uPVC double glazed window to the rear elevation, w.c., pedestal wash hand basin, shower area with tiled splashback and radiator.

EXTERNALLY
To the front the garden is mainly set to lawn being hedge lined and a driveway allowing off road parking for multiple vehicles leading to the brick built Garage with up and over door, light and power, carport leading to the side entrance door. Gate giving access to the mature enclosed rear garden which is mainly set to lawn with patio area and hedge lined.

TENURE - Freehold

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

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

AGENTS NOTE

We have been advised Probate is outstanding in this regard.





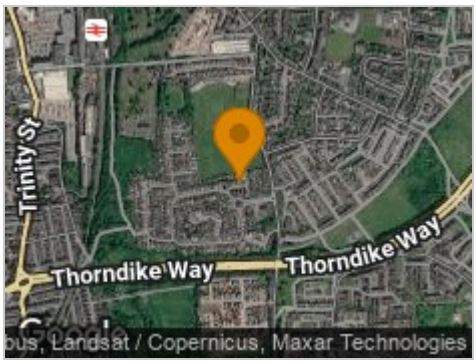




Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor
93 sq m/1001.04 sq ft
Approx.

First Floor
45 sq m/484.37 sq ft
Approx.

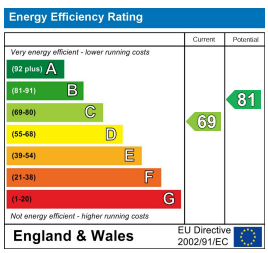


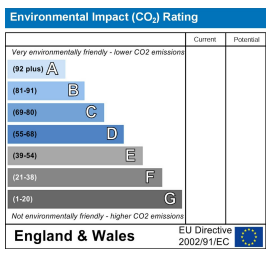
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
CP Property Services @2026

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.

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