

HUNTERS[®]

HERE TO GET *you* THERE



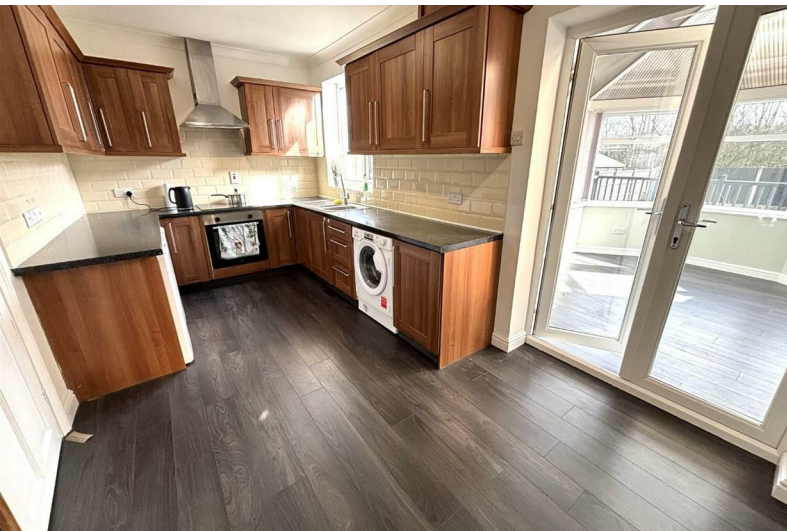
Galway Road

Bircotes, DN11 8BL

Asking Price £145,000



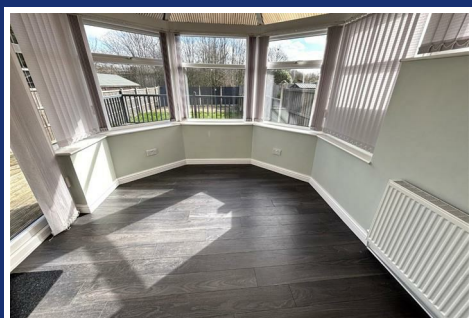
Council Tax: A



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ACCOMMODATION

uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator and tiled flooring. Part glazed wooden door giving access into:

LOUNGE

13'10" x 13'4" (4.22m x 4.07m)

uPVC double glazed bow window to the front elevation, radiator, base unit storage cupboards built into alcove, fireplace and access to under stairs storage area. Door giving access into:

KITCHEN DINER

17'2" x 8'3" (5.25m x 2.52m)

Fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, inset stainless steel sink and drainer with mixer tap, integrated electric oven and four ring electric hob with extractor fan over, space for low level appliance, provision for automatic washing machine radiator and laminate flooring, uPVC double glazed French doors giving access to:

CONSERVATORY

11'11" x 9'5" (3.64m x 2.88m)

Constructed on a low level brick wall with uPVC double glazed frame and doors to the side elevation opening onto the decking feature, laminate flooring.

FIRST FLOOR LANDING

With loft access, radiator and doors in turn giving access to:

BEDROOM ONE

13'10" x 10'4" (4.23m x 3.17m)

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

BEDROOM TWO

11'6" x 9'7" (3.52m x 2.93m)

uPVC double glazed window to the rear elevation, radiator and laminate flooring.

BEDROOM THREE

6'6", 18'3" x 7'3" (2.56m x 2.21m)

uPVC double glazed window to the rear elevation, radiator, laminate flooring and storage cupboard housing the gas fired central heating boiler.

L SHAPED FAMILY BATHROOM

9'6" x 8'0" to its maximum dimension (2.92m x 2.46m to its maximum dimension)

uPVC double glazed window to the front elevation, four piece suite comprising w.c. hand basin mounted in vanity unit, panel sided bath, separate shower cubicle, chrome heated towel rail and tiled flooring.

EXTERNALLY

To the front is a low maintenance gravel driveway allowing off road parking for multiple vehicles with pathway leading to the front entrance door and passage to the enclosed rear garden which is mainly set to lawn with decking area and low maintenance gravel feature to the rear of the garden.

TENURE - Freehold

COUNCIL TAX

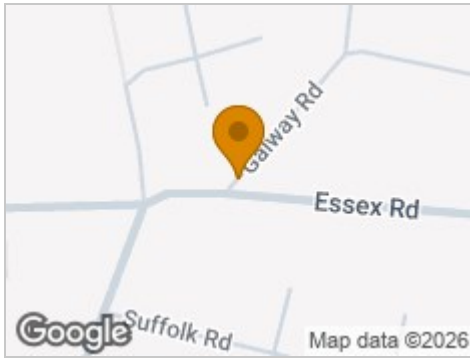
Through enquiry of the West Lindsey District

Council we have been advised that the property is in Rating Band 'A'

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



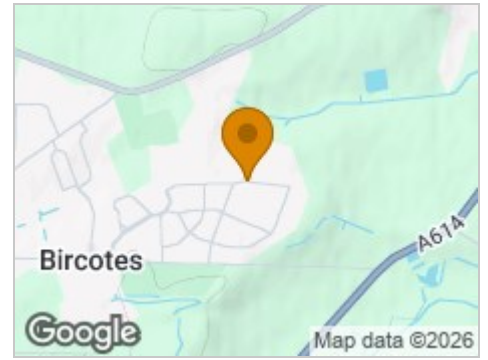
Road Map



Hybrid Map



Terrain Map



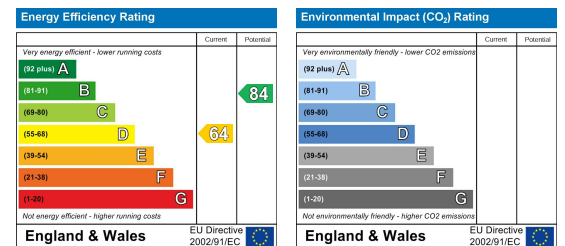
Floor Plan



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.