

# HUNTERS<sup>®</sup>

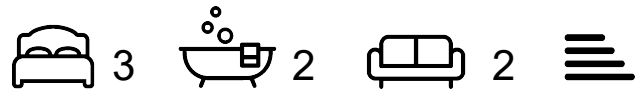
HERE TO GET *you* THERE



## Church Street

Glentworth, Gainsborough, DN21 5DG

Asking Price £220,000



Council Tax: B



# 3 Church Street

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## ACCOMMODATION

uPVC double glazed entrance door with side windows leading into:

## ENTRANCE HALLWAY

Radiator and stairs rising to the first floor accommodation and doors in turn giving access to:

## LOUNGE

14'9" x 11'8" (4.52m x 3.58m )

uPVC double glazed window to the front elevation and uPVC double glazed patio doors to the rear elevation looking out to the garden, radiator, brick built fireplace with gas fired front standing fire.

## SHOWER ROOM

5'7" x 5'4" (1.71m x 1.63m )

uPVC double glazed port window to the front elevation and uPVC double glazed window to the side elevation, suite comprising low level w.c., hand basin with tiled splashback, shower cubicle, tiled floor and radiator.

## DINING ROOM

14'6" x 11'4" with recess (4.44m x 3.46m with recess )

uPVC double glazed windows to the front and rear elevations, radiator and coving to ceiling.

## REAR PORCH

6'3" x 4'6" (1.93m x 1.38m )

Part glazed wooden stable style door to the rear elevation giving access out to the garden, radiator and access to under stairs storage area.

## SIDE HALLWAY

Accessed from an opening from the Dining Room.

uPVC double glazed window to the side elevation and door giving access to:

## UTILITY AREA

With central heating boiler and provision for automatic washing machine, uPVC double glazed window to the side elevation.

## KITCHEN

11'2" x 7'10" (3.41m x 2.41m )

Accessed via an archway from the Hallway.

uPVC double glazed windows to both the rear and side elevations, modern fitted kitchen comprising base, drawer and wall units with complementary work surface, inset sink and drainer with mixer tap, integrated fridge and freezer, electric oven and ceramic hob with extractor over, provision for dryer or dishwasher, inset spotlights to ceiling and radiator.

## FIRST FLOOR LANDING

uPVC double glazed window to the rear elevation and doors in turn giving access to:

## MASTER BEDROOM

14'11" x 11'9" (4.57m x 3.59m )

uPVC double glazed window to the front elevation with open field views and uPVC double glazed window to the rear elevation, radiator and range of fitted furniture including wardrobes, drawers and dressing table.

## BEDROOM TWO

8'4" x 8'1" (2.56m x 2.48m )

uPVC double glazed window to the rear elevation, radiator and access to storage cupboard.

### BEDROOM THREE

9'3" x 5'4" to its maximum dimensions (2.82m x 1.63m to its maximum dimensions)  
uPVC double glazed window to the front elevation and radiator.

### FAMILY BATHROOM

8'5" x 8'0" (2.57m x 2.46m )  
uPVC double glazed window to the front elevation, suite comprising w.c., panel sided bath, sink mounted on vanity unit and radiator.

### EXTERNALLY

To the front is a driveway allowing off road parking for multiple vehicles and garden mainly set to lawn with hedge lining pathways giving access to the front entrance door and to the side of the property which leads to the enclosed rear garden which is mainly set to lawn with patio area and wooden workshop.

### AGENTS NOTE

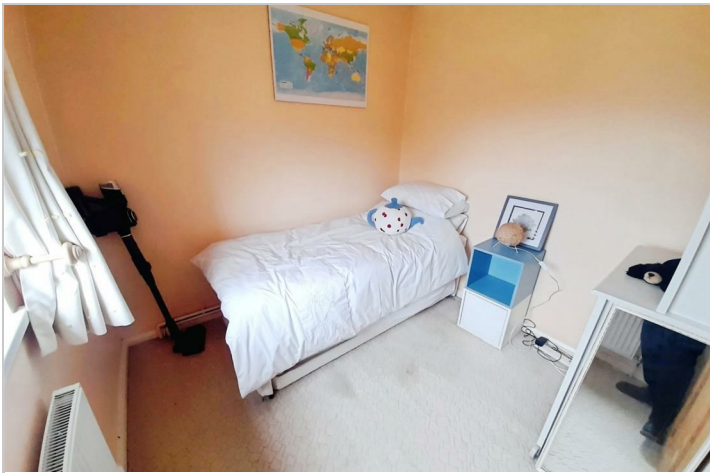
The property benefits from solar panels and air source heat pump.

### 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



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

Ground Floor  
57 sq m/613.54 sq ft  
Approx.

First Floor  
39 sq m/419.79 sq ft  
Approx.



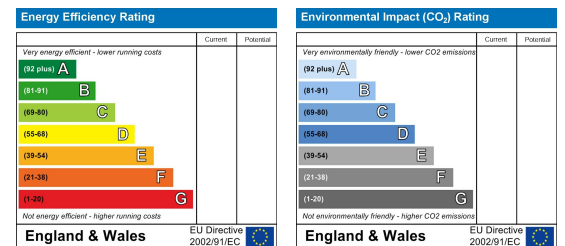
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.

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## 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.