

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



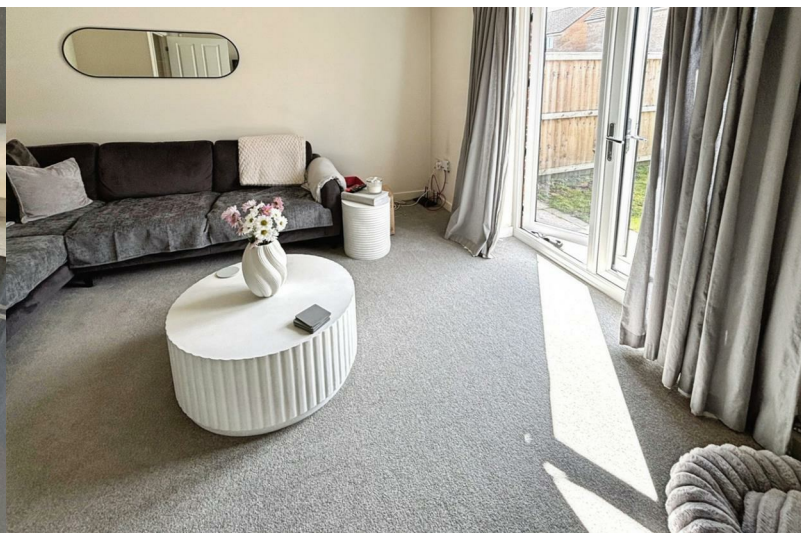
## Foxby Mews

Gainsborough, DN21 1FR

£159,995



Council Tax: A



# 96 Foxby Mews

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## ACCOMMODATION

Composite double glazed entrance door leading into:

## ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator and door giving access into:

## KITCHEN

11'10" x 9'10" (3.61m x 3.02m )  
uPVC double glazed window to the front elevation, fitted kitchen comprising base, drawer wall and larder units with complementary work surfaces, inset stainless steel sink and drainer, with mixer tap, integrated electric oven and four ring gas hob with extractor over, integrated fridge and freezer, dishwasher and automatic washing machine, radiator and inset spotlights to ceiling. Door giving access to:

## DOWNSTAIRS W.C

5'1" x 2'9" (1.56m x 0.86m)  
Suite comprising w.c, pedestal wash hand basin with tiled splashback and radiator.

## LOUNGE

13'0" x 12'1" to its maximum dimensions (3.97m x 3.69m to its maximum dimensions)  
Access from doorway in Kitchen.  
uPVC double glazed French door to the rear elevation and radiator.

## FIRST FLOOR LANDIGN

Loft access and doors giving access to:

## MASTER BEDROOM

10'10" x 8'9" (3.32m x 2.67m )  
uPVC double glazed window to the rear elevation,

radiator and range of fitted wardrobes with mirrored sliding doors.

## BEDROOM TWO

10'0" x 9'8" to its maximum dimensions (3.07m x 2.96m to its maximum dimensions)  
uPVC double glazed window to the front elevation, radiator, fitted wardrobe and storage cupboard.

## BATHROOM

6'7" x 6'4" (2.02m x 1.95m )  
uPVC double glazed window to the side elevation, suite comprising w.c., pedestal wash hand basin with tiled splashback, panel sided bath with mixer shower over, tiled splashback, heated towel rail and inset spotlights to ceiling.

## EXTERNALLY

To the front is the driveway allowing off road parking with pathway leading to the front entrance door and access to the side. The enclosed rear garden is mainly set to lawn with patio area to the rear.

## 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

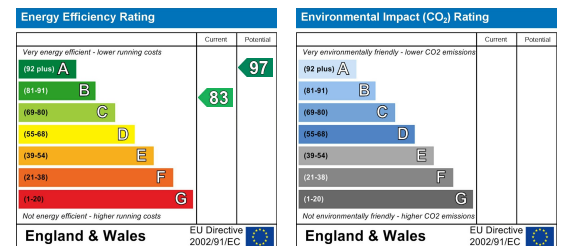


PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

## 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.