

# HUNTERS<sup>®</sup>

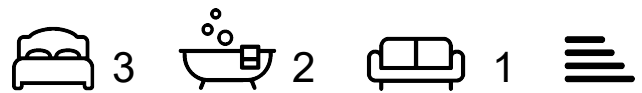
HERE TO GET *you* THERE



## Coupland Close

Gainsborough, DN21 1WE

£185,000



Council Tax: B



# 24 Coupland Close

Gainsborough, DN21 1WE

£185,000



## ACCOMMODATION

Composite double glazed entrance door leading into:

### ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, radiator, laminate flooring and doors in turn giving access to:

### LOUNGE

18'2" x 18'2" to its maximum dimensions (5.54m x 5.54m to its maximum dimensions)  
uPVC double glazed bay window to the front elevation, two radiators, coving to ceiling, fireplace with gas fire and inset spotlights to ceiling.

### DOWNSTAIRS W.C

9'8" x 3'1" (2.97m x 0.96m )  
uPVC double glazed window to the side elevation, w.c., hand basin with tiled splashback, radiator, laminate flooring and coving to ceiling.

### KITCHEN DINER

16'2" x 11'8" to its maximum dimensions (4.94m x 3.56m to its maximum dimensions)  
uPVC double glazed window in French doors to the rear elevation, fitted kitchen comprising base, drawer, wall and larder units with complementary work surface, tiled splashback, integrated full height fridge and freezer, double oven with microwave facility, ceramic hob with extractor over, integrated dishwasher and space for automatic washing machine, radiator, laminate flooring and inset spotlights to ceiling.

### FIRST FLOOR LANDING

Loft access, spotlights to ceiling, airing cupboard and doors giving access to:

### MASTER BEDROM

16'1" x 11'9" to its maximum dimensions (4.92m x 3.60m to its maximum dimensions)  
uPVC double glazed window to the rear elevation, radiator, range of fitted wardrobes, coving to ceiling and door giving access to:

### EN SUITE SHOWER ROOM

8'9" x 3'11" (2.69m x 1.21m )  
uPVC double glazed window to the side elevation and suite comprising w.c, hand basin with tiled splashback, shower cubicle, tiled flooring and radiator.

### BEDROOM TWO

12'11" x 8'10" (3.95m x 2.71m )  
uPVC double glazed window to the front elevation and radiator.

### BEDROOM THREE

11'1" x 6'11" (3.39m x 2.11m )  
uPVC double glazed window to the front elevation, radiator and laminate flooring.

### FAMILY BATHROOM

9'0" x 6'9" (2.75m x 2.06m )  
uPVC double glazed window to the side elevation, suite comprising w.c, hand wash basin, panel sided bath, tiled splashbacks and radiator.

### EXTERNALLY

To the front and side the garden is mainly laid to lawn with pathway leading to the front entrance door and access to the side. The driveway allows off road parking leading to the single Garage with light and power. The enclosed rear garden is mainly set to lawn with mature planted borders.

## 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

## AGENTS NOTE

The property has solar panels on a 25 year and 3 month lease commencing 29 November 2011 and the vendors advise they receive free electricity with the surplus being feed back into a feed in tariff.



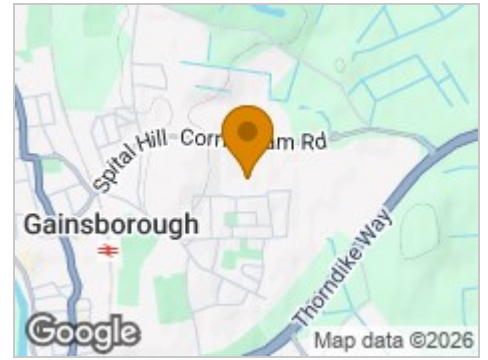
## Road Map



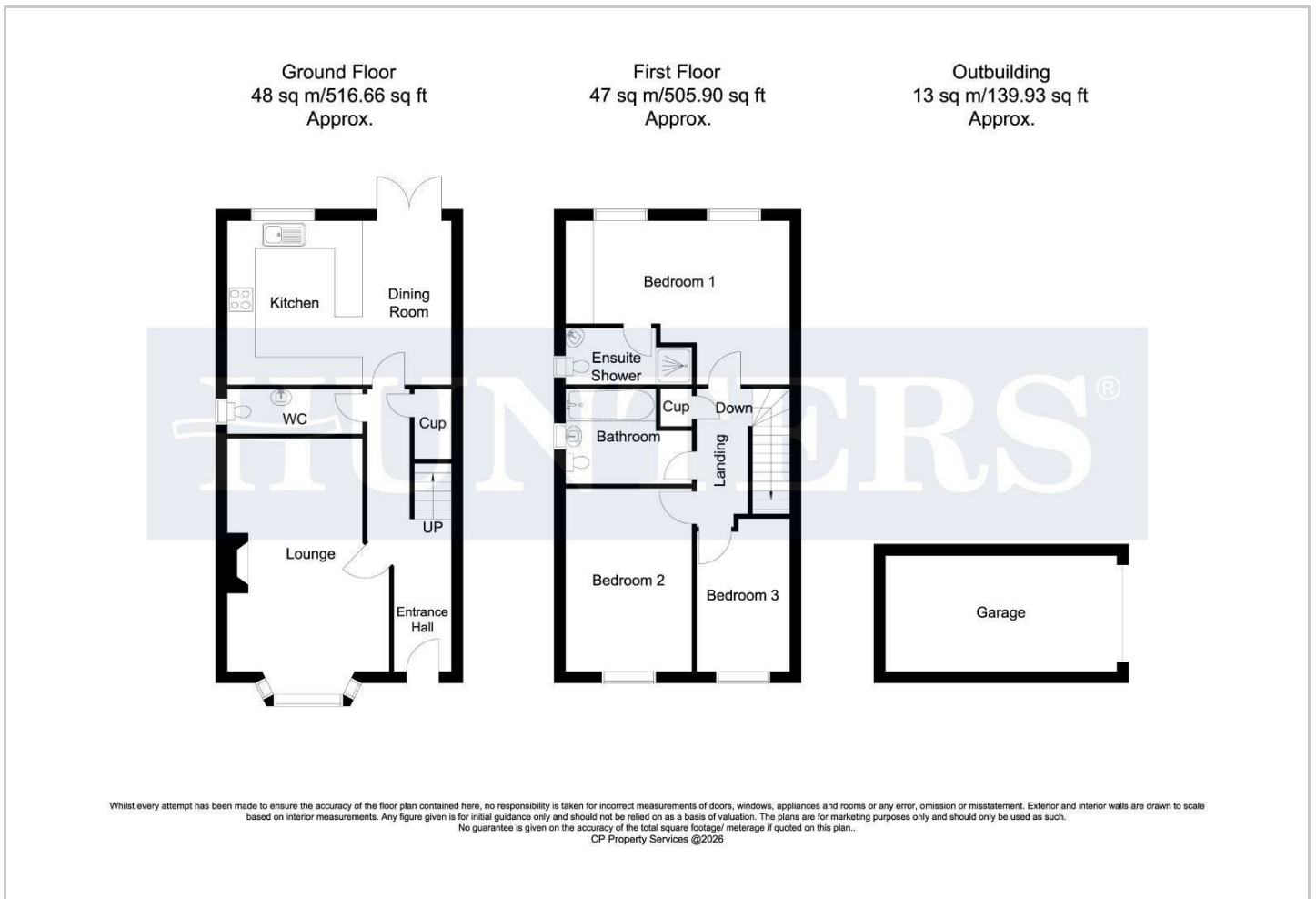
## Hybrid Map



## 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.