HUNTERS®

HERE TO GET *you* THERE



Lea Road

Gainsborough, DN21 1AF

Asking Price £119,000

3 | 1 | 2 | D

Council Tax: A





175 Lea Road

Gainsborough, DN21 1AF

Asking Price £119,000





ACCOMMODATION
Wooden part glazed entrance door leading into:

ENTRANCE HALLWAY
Stairs rising to the first floor accommodation with storage under, radiator and doors in turn giving access to:

DINING ROOM
12'11" x 10'6" (3.94m x 3.21m)
uPVC double glazed window to the rear elevation, radiator, coving to ceiling and sliding doors giving access to:

LOUNGE
12'10" x 12'11" to its maximum dimensions (3.93m x 3.96m to its maximum dimensions)
uPVC double glazed bay window to the front elevation, stone fireplace with tiled hearth and gas fire, radiator, coving to ceiling.

BREAKFAST KITCHEN
12'3" x 9'1" with recess into doorway (3.75m x 2.77m with recess into doorway)
uPVC double glazed windows to the rear and side elevations and part glazed wooden entrance door to the side elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, inset sink and drainer with mixer tap, integrated electric oven, four ring electric hob, space for low level appliances, provision for automatic washing machine and radiator.

FIRST FLOOR LANDING
Loft access and doors in turn giving access to:

MASTER BEDROOM
15'3" x 10'7" (4.67m x 3.23m)
uPVC double glazed window to the front elevation and radiator.

BEDROOM TWO
17'1" x 10'7" (5.22m x 3.25m)
uPVC double glazed window to the rear elevation, radiator and useful built in storage cupboard.

BEDROOM THREE
12'1" x 9'1" (3.70m x 2.78m)
uPVC double glazed window to the rear elevation and radiator.

FAMILY BATHROOM
8'10" x 7'0" (2.70m x 2.14m)
uPVC double glazed window to the front elevation, suite comprising low level w.c, pedestal wash hand basin with tiled splashback, panel sided bath with shower over and radiator,

EXTERNALLY
To the front is a low maintenance lawned garden with planted borders and pathway leading to the front entrance door and to the rear is an enclosed and gated low maintenance garden with brick built storage shed.

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 at £45.00 + VAT









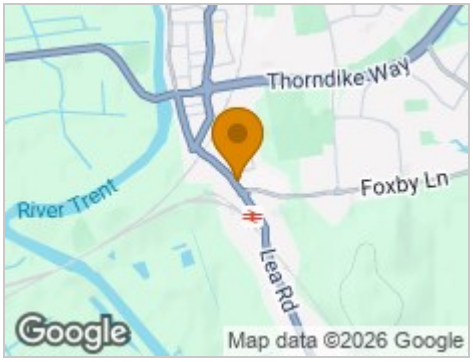
Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor
51 sq m/548.95 sq ft
Approx.

First Floor
55 sq m/592.01 sq ft
Approx.

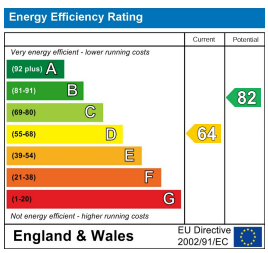


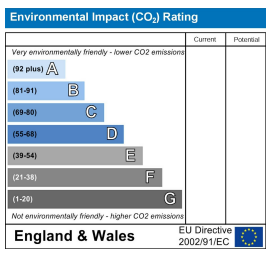
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements.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

The Bank, 10a Silver Street, Gainsborough, DN21 2DP
Tel: 01427 616118 Email: Gainsborough@hunters.com https://www.hunters.com