

HUNTERS[®]

HERE TO GET *you* THERE



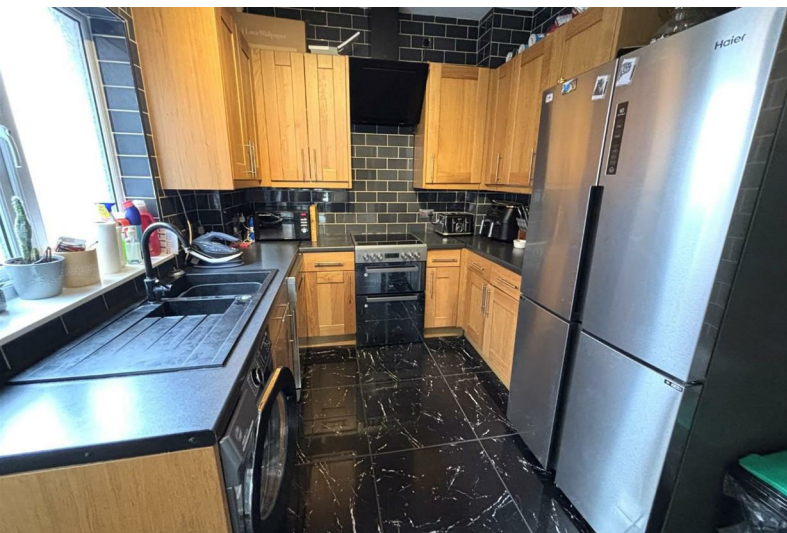
George Street

Gainsborough, DN21 2PU

£125,000



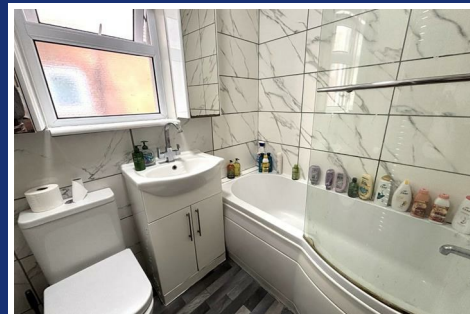
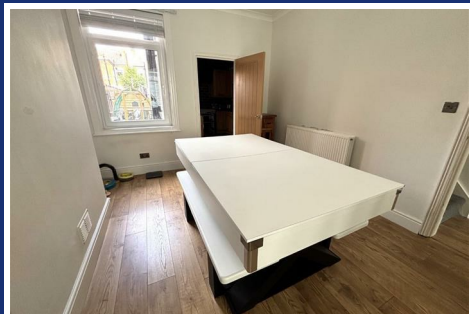
Council Tax: A



24 George Street

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ACCOMMODATION

uPVC double glazed entrance door leading into Storm Porch with part tiled walls, tiled flooring and uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, radiator and laminate flooring. Door giving access into:

DINING ROOM

12'7" x 10'8" (3.85m x 3.27m)
uPVC double glazed window to the rear elevation, radiator, laminate flooring and coving to ceiling. Archway gives access into:

LOUNGE

11'2" with recess into bow window x 10'6" (3.42m with recess into bow window x 3.21m)
uPVC double glazed bow window to the front elevation with wooden blinds, radiator, coving to ceiling and laminate flooring.

KITCHEN

12'5" x 8'4" (3.80m x 2.55m)
Door from Dining Room.
uPVC double glazed entrance door and window to the side elevation, fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, inset sink and drainer with mixer tap, space for cooker and fridge freezer, provision for automatic washing machine and dishwasher, radiator, tiled flooring and access to under stair storage area.

FIRST FLOOR LANDING

Radiator and doors in turn giving access to:

MASTER BEDROOM

14'0" x 11'3" (4.29m x 3.43m)
uPVC double glazed window to the front elevation, radiator and coving to ceiling.

BEDROOM TWO

12'2" x 8'3" (3.73m x 2.54m)
uPVC double glazed window to the rear elevation and radiator.

BEDROOM THREE

8'5" x 5'10" with recess into doorway (2.58m x 1.79m with recess into doorway)
uPVC double glazed window to the rear elevation, radiator and laminate flooring.

FAMILY BATHROOM

6'3" x 5'6" (1.92m x 1.68m)
uPVC double glazed window to the side elevation, suite comprising w.c., hand basin mounted in vanity unit, "P" shaped bath with mixer shower above, part tiled walls and chrome heated towel rail.

EXTERNALLY

To the front is a low maintenance lawned garden with pathway leading to the front entrance door, EV charger and pathway leading to the enclosed low maintenance yard with patio area and raised planted beds, space for shed.

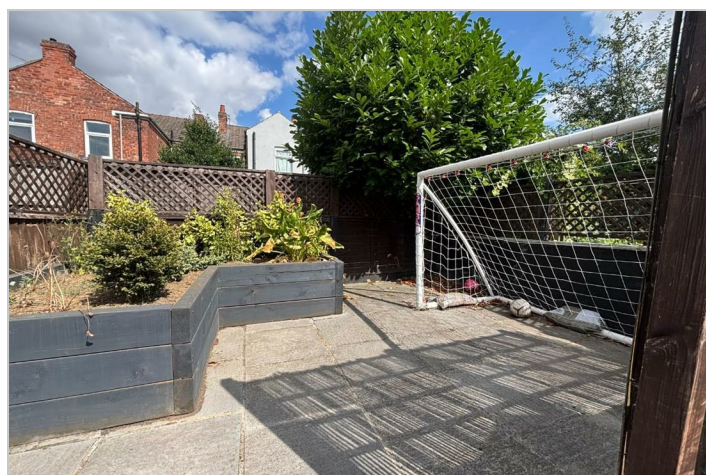
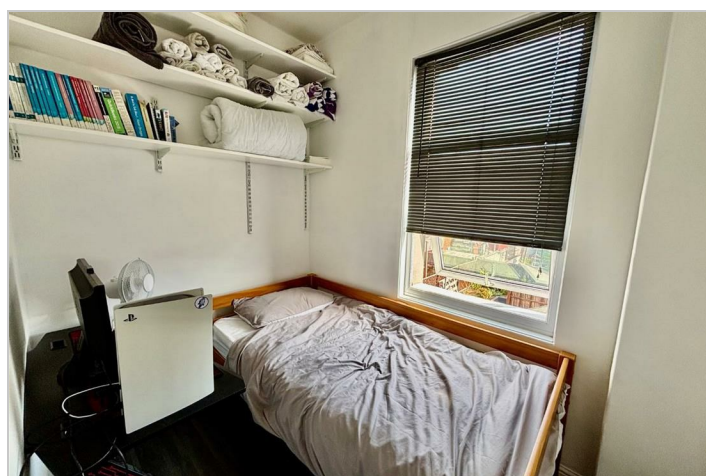
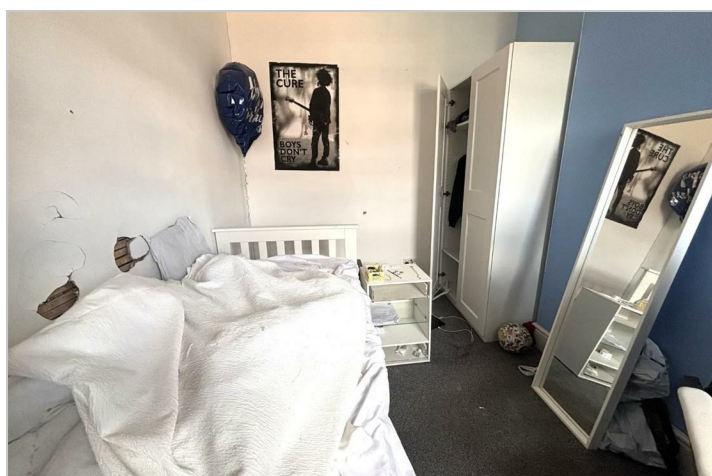
TENURE - Freehold

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



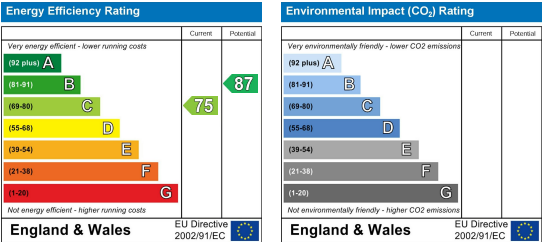
Floor Plan



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.