

HUNTERS®

HERE TO GET *you* THERE



Cross Street

Morton, Gainsborough, DN21 3AX

Asking Price £175,000



Council Tax: A



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ACCOMMODATION

uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY

Radiator, storage cupboard and timber door giving access to:

SITTING ROOM

21'5" x 11'1" (6.55m x 3.40m)

Two uPVC double glazed windows to the front elevation, two radiators, provision for gas fire with timber surround, hearth and mantle Timber and glazed door into:

INNER HALLWAY

Stairs rising to first floor accommodation.

DINING ROOM

13'3" x 11'1" (4.04m x 3.40m)

Solid wood flooring, uPVC double glazed window to the rear elevation, uPVC double glazed door opening to the rear elevation, wall mounted gas fire. Archway leading into:

KITCHEN

11'1" x 10'0" (3.38m x 3.05m)

uPVC double glazed window to the rear elevation, range of fitted floor and wall units, complementary roll edge work surfaces, one and a half bowl stainless steel sink and drainer, tiling to walls, four ring gas hob with electric oven under and extractor over, space and provision for fridge freezer, dishwasher and washing machine. Timber and glazed door into:

UTILITY AREA

uPVC double glazed opaque glass window to the

rear elevation, low level flush w.c, space for tumble dryer.

FIRST FLOOR LANDING

BEDROOM

13'5" x 11'1" (4.09m x 3.40m)

uPVC double glazed window to the front elevation, radiator and built in storage cupboard.

BEDROOM

13'3" x 7'8" (4.06m x 2.34m)

uPVC double glazed window to the rear elevation and radiator.

BEDROOM

13'5" x 11'1" (4.11m x 3.40m)

uPVC double glazed windows to the front and side elevations and radiator.

BEDROOM

11'3" x 4'9" with walk in recess (3.45m x 1.47m with walk in recess)

uPVC double glazed window to the rear elevation and radiator.

FAMILY BATHROOM

uPVC double glazed opaque glass window to the rear elevation, heated towel rail, low level flush w.c, pedestal wash hand basin and panel sided bath with electric shower over, fully tiled walls, inset spotlights to ceiling.

EXTERNALLY

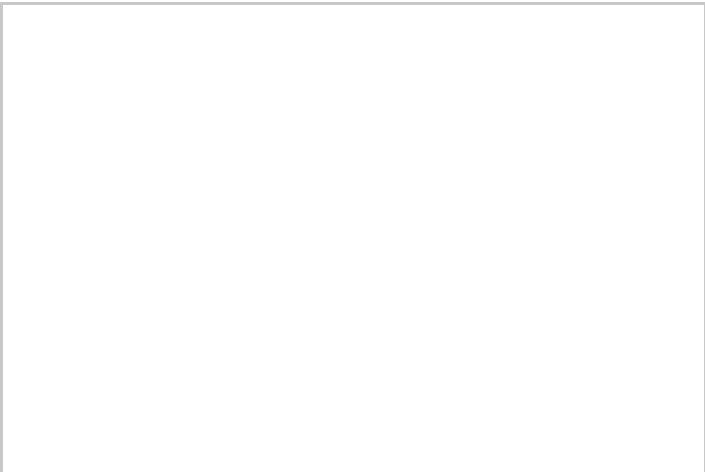
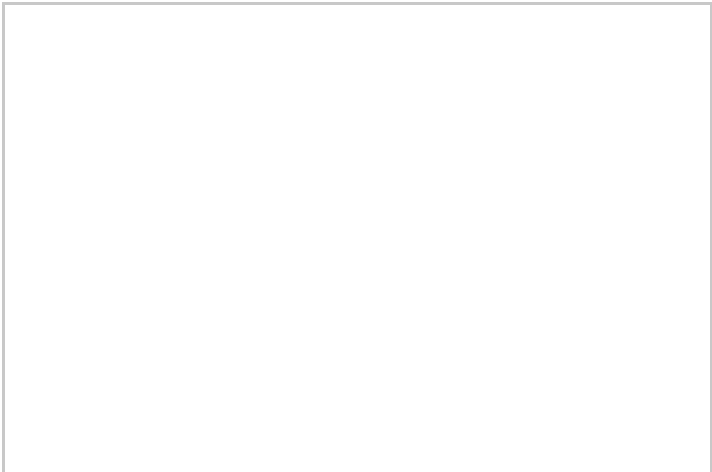
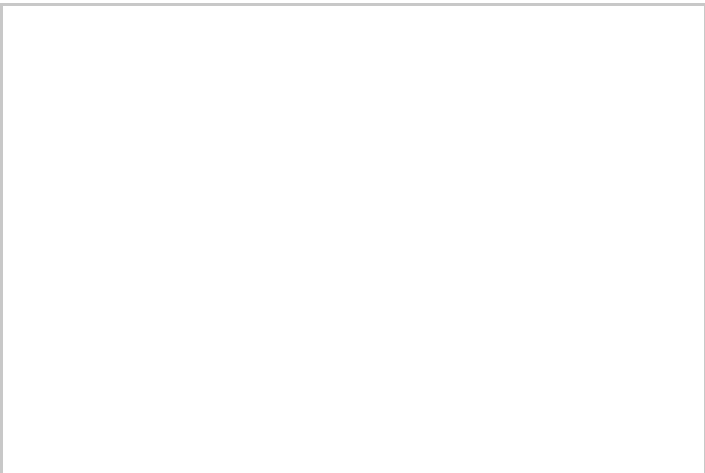
To the front of the property is a small buffer garden and to the rear an enclosed garden mainly laid to lawn with patio seating area, hardstanding for a shed and brick built coalhouse.

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



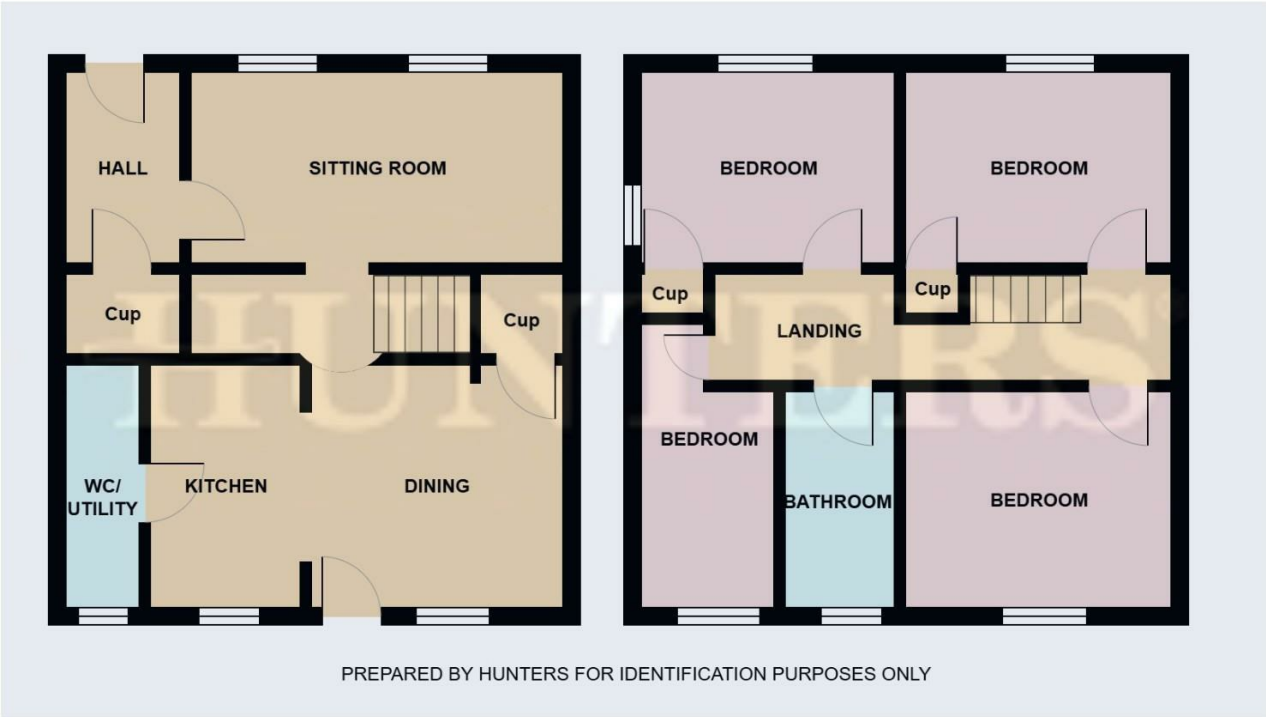
Hybrid Map



Terrain Map



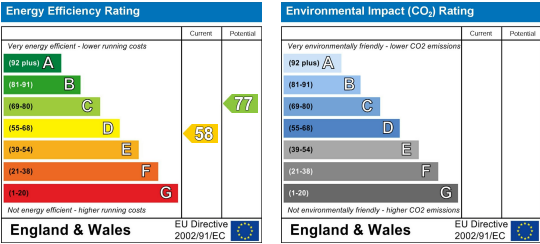
Floor Plan



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.