

HUNTERS[®]

HERE TO GET *you* THERE



Arundel Close

Gainsborough, DN21 1HW

Asking Price £190,000



Council Tax: B



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ENTRANCE HALLWAY

UPVC double glazed entrance door into entrance hallway with coving to ceiling and access to useful on the stairs storage area door giving access into,

KITCHEN/DINER

15'7" x 8'5" (4.76 x 2.58)

UPVC double glazed window and patio doors to the rear elevation, looking out to the enclosed rear garden Fitted kitchen comprising of base drawer and wall units with complementary work surfaces, insect stainless steel sink and drainer with mixer tap space for cooker, provision for automatic washing machine and further space for low-level appliance, radiator, coving and spotlights to ceiling

INNER HALLWAY

An opening give us access to a in a hallway with stairs rising to 1st floor accommodation a doorway gives access into ,

LOUNGE

15'8" x 11'7" (4.79 x 3.54)

UPVC double glazed windows to the front and side elevation fireplace and hearth with wooden surround and mantle, coving and spotlights to ceiling,

LANDING

UPVC double glazed window to the side elevation radiator loft access which has been boarded for storage and doors giving access to,

BEDROOM ONE

11'7" x 8'9" (3.55 x 2.68)

UPVC double glaze window to the front elevation radiator coping to ceiling and door giving access to useful storage cupboard,

BEDROOM TWO

8'9" x 8'5" (2.67 x 2.58)

UPVC double glazed window to the rear elevation radiator coving to ceiling and storage cupboard housing the gas fired central heating boiler,

BEDROOM THREE

8'9" x 6'7" (2.69 x 2.02)

UPVC double glazed window to the front elevation and radiator,

SHOWER ROOM

6'7" x 5'6" (2.01 x 1.70)

UPVC double glazed window to the rear elevation suite comprising of WC and handbasin mounted in vanity unit shower cubicle with mermaid boarding electric shower radiator,

EXTERNALLY

Externally to the front the garden is mainly set to lawn with driveway allowing off-road parking for multiple vehicles leading to the entrance door and gated access to the enclosed rear garden mainly set the lawn with planted borders decking area and space for shed.

POTENTIAL BUYER INFORMATION

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'

COUNCIL TAX

Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'B'

TENURE - Freehold

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Road Map



Hybrid Map



Terrain Map



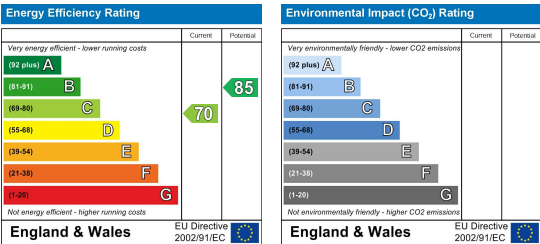
Floor Plan



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.