

HUNTERS[®]

HERE TO GET *you* THERE



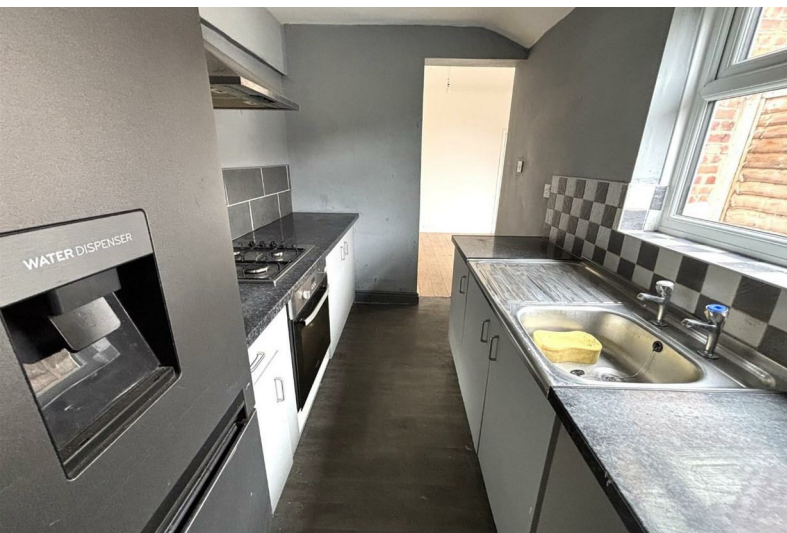
Bacon Street

Gainsborough, DN21 1DQ

Asking Price £75,000



Council Tax: A



9 Bacon Street

Gainsborough, DN21 1DQ

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ACCOMMODATION

uPVC double glazed door leading into:

LOUNGE

12'1" x 10'0" to its maximum dimensions (3.70m x 3.06m to its maximum dimensions)
uPVC double glazed window to the front elevation, radiator and laminate flooring. Door giving access to:

INNER HALL

Stairs rising to the first floor accommodation and second door giving access into:

DINING ROOM

12'1" x 10'10" to its maximum dimensions (3.70m x 3.32m to its maximum dimensions)
Wooden single glazed window to the rear elevation, radiator access to under stairs storage area and laminate flooring. Opening giving access to:

KITCHEN

9'9" x 6'6" (2.99m x 1.99m)
uPVC double glazed window to the side elevation, fitted kitchen comprising base and drawer units with complementary work surface, tiled splashback, inset stainless steel sink and drainer, provision for automatic washing machine, integrated electric oven, four ring gas hob with extractor over, space for fridge freezer and opening giving access to:

REAR LOBBY

uPVC double glazed entrance door to the side elevation and useful storage cupboard housing the gas fired central heating boiler. Door gives access into:

BATHROOM

7'4" x 5'11" (2.24m x 1.82m)
wooden single glazed window to the side elevation, suite comprising low level w.c., pedestal wash hand basin with tiled splashback, panel sided bath with tiled splashback and radiator.

FIRST FLOOR LANDING

With doors giving access to:

BEDROOM ONE

12'0" x 10'3" (3.68m x 3.14m)
uPVC double glazed window to the front elevation and radiator, door giving access to useful storage cupboard.

BEDROOM TWO

12'2" x 10'11" to its maximum dimensions (3.71m x 3.35m to its maximum dimensions)
uPVC double glazed window to the rear elevation and radiator.

ATTIC BEDROOM

12'0" x 11'6" to its maximum dimension (3.67m x 3.53m to its maximum dimension)
Being accessed via a door from the landing with stairs rising.
Double glazed roof window and access to eaves storage area.

EXTERNALLY

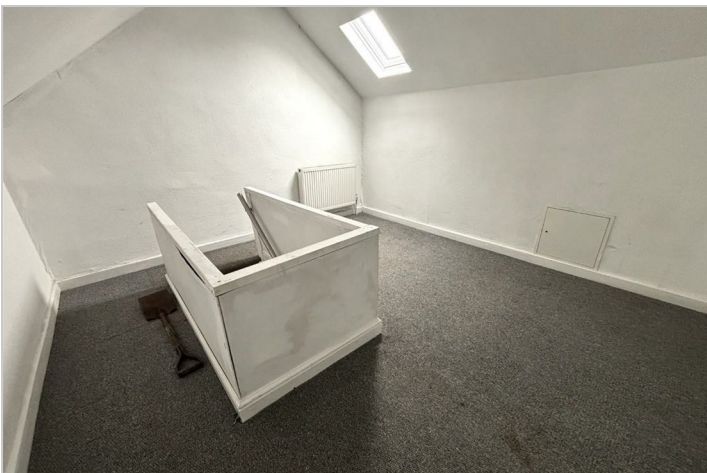
To the front is a low maintenance gated buffer garden leading to the front entrance door and to the rear is an enclosed low maintenance yard.

TENURE - Freehold

COUNCIL TAX

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

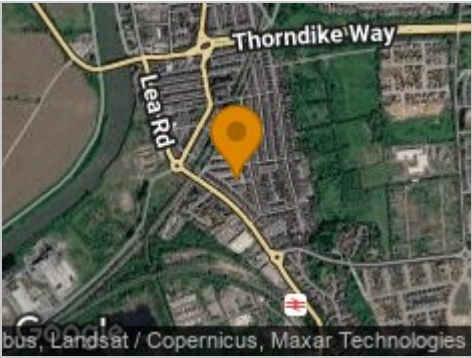
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property 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



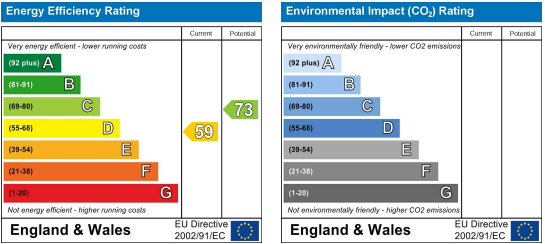
Floor Plan



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.