HUNTERS®

HERE TO GET *you* THERE



Warren Close

Gainsborough, DN21 2UD

Asking Price £220,000

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Council Tax: C





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Gainsborough, DN21 2UD

Asking Price £220,000





ACCOMMODATION
uPVC double glazed Entrance door leading into:

ENTRANCE HALLWAY
Radiator, loft access, linen cupboard and doors giving access to:

LOUNGE
16'0" x 12'1" (4.89m x 3.70m)
uPVCV double glazed windows to both the front and side elevations, radiator, marble fireplace and hearth with wood surround and mantle, inset open fronted gas fire, coving to ceiling.

DINING ROOM
11'10" x 10'5" (3.63m x 3.18m)
uPVC double glazed window to the side elevation, radiator, coving to ceiling. Archway giving access into:

KITCHEN
10'9" x 8'10" (3.30m x 2.70m)
uPVC double glazed window to the rear elevation and uPVC double glazed Entrance door to the side leading out to the driveway. Fitted kitchen comprising base, drawer and wall units with complementary work surface and splashbacks, inset stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor over, provision for automatic washing machine, space for dryer and fridge freezer, coving to ceiling.

BEDROOM ONE
13'1" x 10'1" (3.99m x 3.09m)
uPVC double glazed window to the front elevation, radiator and coving to ceiling.

BEDROOM TWO
10'10" x 9'4" (3.32m x 2.86m)
uPVC double glazed window to the rear elevation, radiator and coving to ceiling.

BEDROOM THREE
10'10" x 7'7" (3.32m x 2.33m)
uPVC double glazed window to the rear elevation, radiator and coving to ceiling.

SHOWER ROOM
6'11" x 7'10" with recess into doorway (2.11m x 2.39m with recess into doorway)
uPVC double glazed window to the side elevation, suite comprising w.c, hand basin mounted in vanity unit and walk in shower, tiled walls and flooring.

SEPARATE W.C
5'7" x 2'11" (1.71m x 0.90m)
uPVC double glazed window to the side elevation, w.c. hand basin with tiled splashbacks, coving to ceiling.

EXTERNALLY
The garden to the front is mainly laid to lawn with planted borders and pathway leading to the front Entrance door with driveway allowing off road parking for multiple vehicles leading to the single brick built Garage with up and over door, side pedestrian door, light and power. The rear garden is low maintenance with block paved area, slabbed patio and planted borders with views over the allotments.

TENURE - Freehold

COUNCIL TAX

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

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

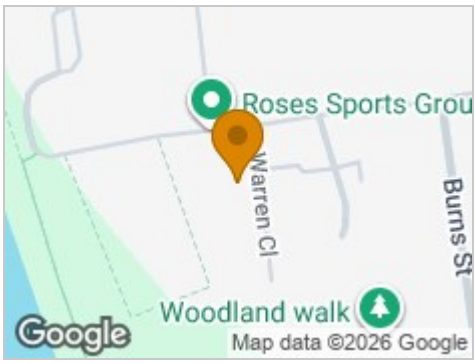




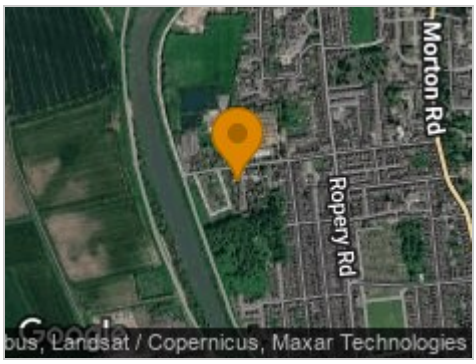




Road Map



Hybrid Map



Terrain Map



Floor Plan

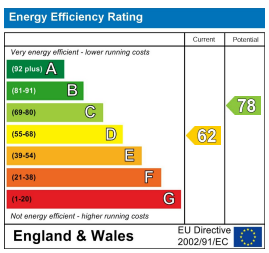


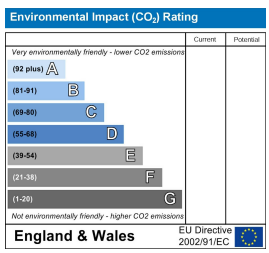
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Viewing

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.

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