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HERE TO GET *you* THERE



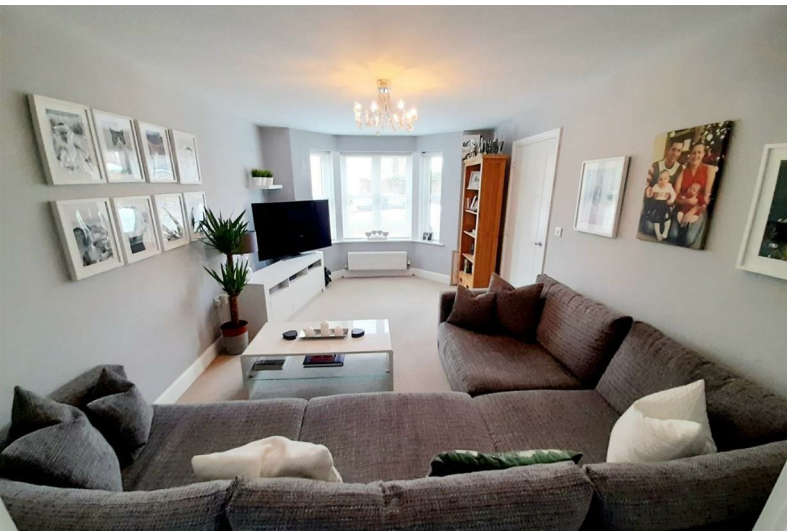
Maybell Close

Gainsborough, DN21 1PX

Asking Price £250,000



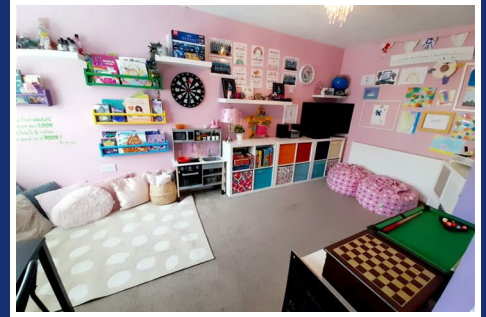
Council Tax: C



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ACCOMMODATION

Double glazed composite entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, laminate flooring, radiator, under stairs storage and doors giving access to:

LOUNGE

16'2" x 10'6" to maximum dimensions (4.93 x 3.22 to maximum dimensions)
uPVC double glazed bay window to the front elevation, two radiators and double doors giving access to:

OPEN PLAN KITCHEN DINER

20'3" x 10'9" to maximum dimensions (6.18 x 3.30 to maximum dimensions)

Also accessed from the Hallway.

uPVC double glazed window and French doors to the rear elevation looking out to the enclosed rear garden with slabbed patio, lawn and planted borders. Fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, inset sink and drainer with mixer tap, integrated fridge and freezer, electric oven, four ring gas hob with extractor over, integrated dishwasher, breakfast bar and vertical radiator, spotlights to ceiling. Door giving access to:

UTILITY ROOM

7'3" x 5'2" (2.21 x 1.58)

Double glazed window to the side elevation and double glazed entrance door to the rear elevation, fitted base units with complementary work surface, inset stainless steel sink and drainer with mixer tap, provision for automatic washing machine and space

for further low level appliance, wall mounted gas fired central heating boiler, tiled flooring and radiator. Door giving access to:

W.C.

4'11" x 3'3" (1.50 x 1.00)

uPVC double glazed window to the side elevation, w.c. pedestal wash hand basin with tiled splashback, tiled flooring and radiator.

PLAYROOM/SNUG

13'3" x 8'1" (4.06 x 2.47)

uPVC double glazed window to the front elevation and radiator.

FIRST FLOOR LANDING

Loft access and airing cupboard. Doors giving access to:

MASTER BEDROOM

13'8" x 13'6" (4.18 x 4.14)

Two uPVC double glazed windows to the front elevation, radiator, access to useful storage cupboard and door giving access to:

EN SUITE SHOWER ROOM

8'6" x 4'7" (2.60 x 1.41)

uPVC double glazed window to the front elevation, radiator and suite comprising w.c., pedestal wash hand basin, single shower with tiled splashbacks.

BEDROOM TWO

10'8" x 8'5" (3.27 x 2.58)

uPVC double glazed window to the rear elevation and radiator.

BEDROOM THREE

8'8" x 6'9" (2.65 x 2.06)

uPVC double glazed window to the rear elevation and radiator.

BEDROOM FOUR

10'1" x 8'1" to maximum dimensions (3.09 x 2.47 to maximum dimensions)

uPVC double glazed window to the rear elevation and radiator.

FAMILY BATHROOM

8'5" x 6'5" (2.59 x 1.97)

uPVC double glazed window to the side elevation, suite comprising w.c., pedestal wash hand basin, panel sided bath with mixer shower over, tiled splashbacks and radiator.

EXTERNALLY

To the front is a driveway allowing off road parking with low maintenance front garden for further parking access. To the rear the garden is mainly set to lawn with planted borders and slabbed patio.

COUNCIL TAX

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

TENURE - LEASEHOLD

250 years commencing 1 January 2008

Ground Rent £122.00 approximately

Service Charge £158.00 approximately

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



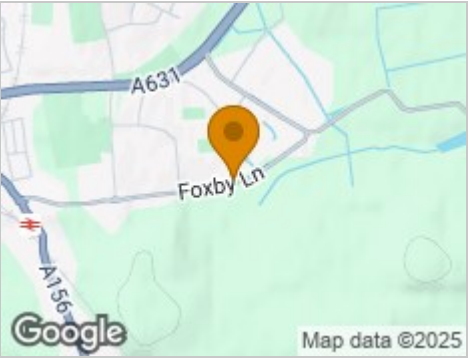
Road Map



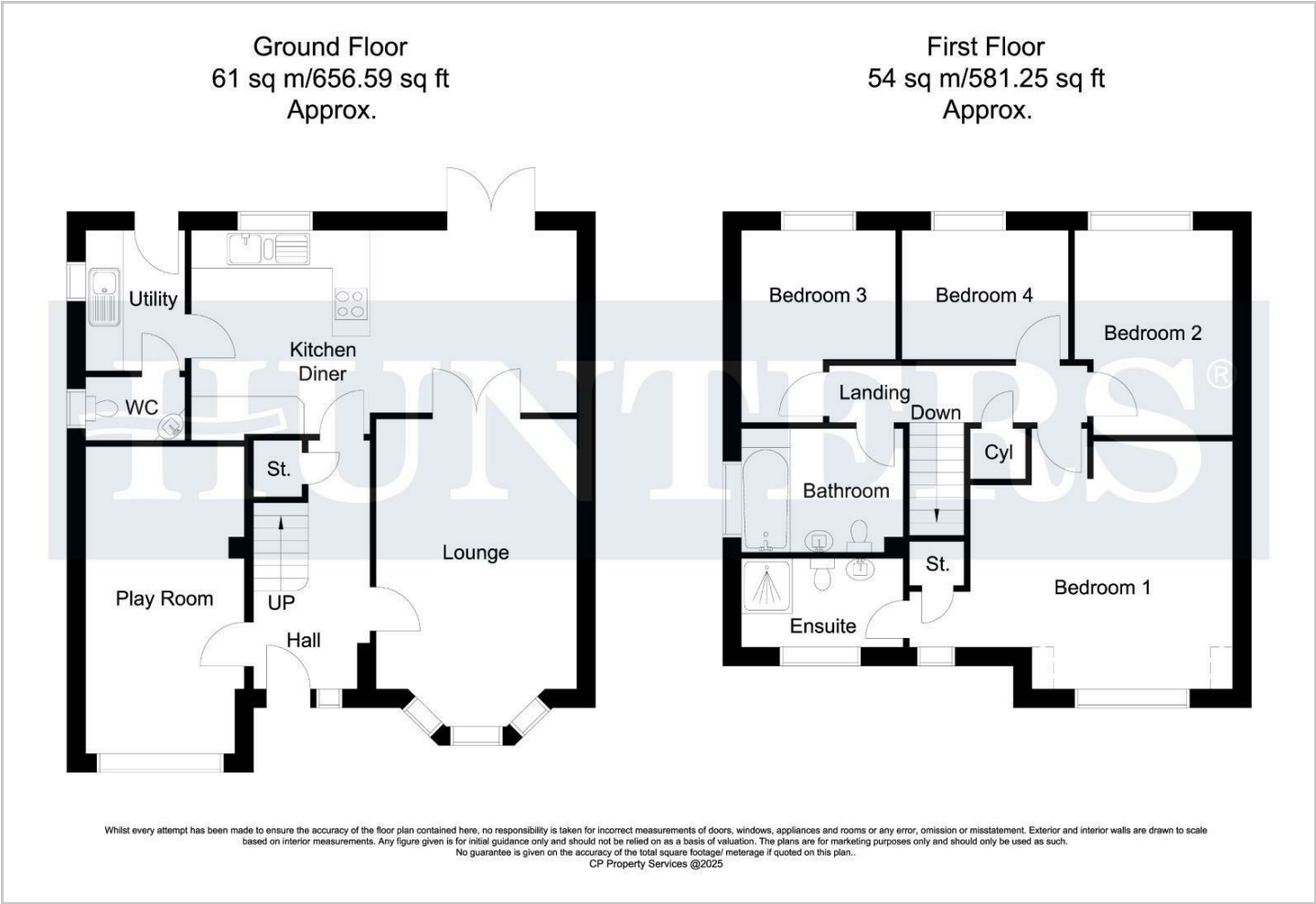
Hybrid Map



Terrain Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.

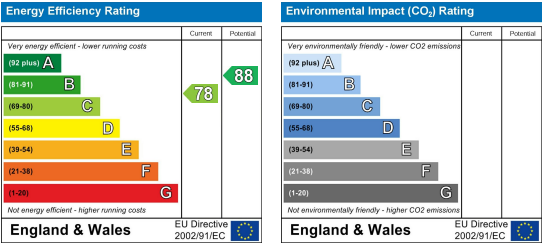
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.

CP Property Services @2025

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.