

# HUNTERS<sup>®</sup>

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## Blackthorn Close

Gainsborough, DN21 1WB

£285,000



Council Tax: D

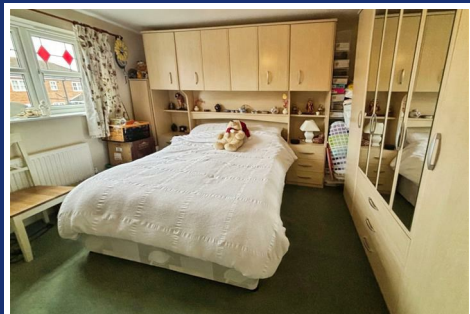




# 5 Blackthorn Close

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## ACCOMMODATION

Door giving access into:

### ENTRANCE HALLWAY

With under stairs storage and radiator.

### W.C.

Two piece suite comprising w.c. and wash hand basin and radiator.

### LOUNGE

28'10" x 11'7" (8.79m x 3.55m )

Feature fire surround with living flame gas fire, two radiators, double glazed box bay window to the front elevation and double doors leading into the:

### DINING ROOM

14'2" x 11'8" (4.34m x 3.57m )

Double glazed doors leading into:

### CONSERVATORY

13'5" x 10'3" (4.09m x 3.13m )

Tiled flooring, double glazed windows and double glazed French doors opening to the garden.

### BREAKFAST KITCHEN

14'9" x 9'4" (4.50m x 2.86m )

Fitted kitchen comprising wall and base units with complementary work surface, one and a half stainless steel sink and drainer unit, integrated electric hob with extractor over, integrated electric oven, fridge and dishwasher, tiled flooring, radiator and double glazed window to the rear elevation.

### UTILITY ROOM

7'8" x 6'0" (2.36m x 1.84m )

Fitted with base and wall units and complementary

work surface, space for washing machine and dryer, tiled flooring, radiator, double glazed window and double glazed door to the rear elevation.

### FIRST FLOOR LANDING

Loft access and airing cupboard.

### BEDROOM ONE

13'5" x 11'7" (4.10m x 3.55m )

Double glazed window to the front elevation and radiator. Door leading into:

### EN SUITE

8'9" x 5'6" (2.68m x 1.69m )

Three piece suite comprising w.c, wash hand basin with unit below and shower cubicle, complementary flooring, heated towel rail and double glazed window to the side elevation.

### BEDROOM TWO

13'1" x 11'9" (4.00m x 3.60m )

Fitted wardrobes, radiator and double glazed window to the front elevation.

### BEDROOM THREE

11'8" x 10'4" (3.56m x 3.17m )

Fitted wardrobes, radiator and double glazed window to the rear elevation.

### BEDROOM FOUR

9'7" x 8'4" (2.93m x 2.56m )

Fitted storage, radiator and double glazed window to the rear elevation.

### BATHROOM

9'1" x 5'6" (2.78m x 1.69m )

Three piece suite comprising w.c, wash hand basin with unit below and bath with shower over, tiled

splashbacks, tiled flooring, radiator and double glazed window to the rear elevation.

### EXTERNALLY

To the front is a driveway leading to the integral double Garage (5.94m x 5.41m) with roller doors, light and power and lawned area to the side. The rear is mainly laid to lawn with slabbed patio area.

### COUNCIL TAX

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

### TENURE - Freehold

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



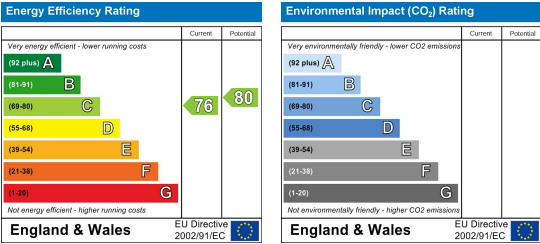
Floor Plan



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.