HUNTERS®

HERE TO GET *you* THERE

Gainsborough Road

Lea, Gainsborough, DN21 5HS

£350,000

4 1 3 D

Council Tax: D

28 Gainsborough Road

Lea, Gainsborough, DN21 5HS

£350,000

ACCOMMODATION
uPVC double glazed entrance door with side windows leading into:

ENTRANCE HALLWAY
Return staircase leading to the first floor accommodation with storage under, uPVC double glazed window to the rear elevation, laminate flooring, two radiators and doors in turn giving access to:

LOUNGE
15'10" with recess into bay window x 12'4" (4.85m with recess into bay window x 3.76m)
uPVC double glazed bay window to the front elevation, uPVC double glazed window to the side elevation and uPVC double glazed patio doors to the rear elevation giving access to the Conservatory, tiled fireplace and hearth with painted wood surround and inset close fronted real fire, coving to ceiling.

CONSERVATORY
11'0" x 9'7" (3.36m x 2.94m)
Constructed on a low level brick build wall with uPVC double glazed framework, pitched roof, French doors to the side elevation and laminate flooring.

DINING ROOM
17'0" with recess into bay window x 13'0" (5.19m with recess into bay window x 3.97m)
uPVC double glazed bay window to the front elevation and uPVC double glazed window to the side elevation, two radiators, brick built fireplace, coving to ceiling.

W..C
5'11" x 2'11" (1.82m x 0.89m)
uPVC double glazed window to the rear elevation, suite comprising w.c. and hand basin mounted on vanity unit, part tiled walls and chrome heated towel rail.

BREAKFAST KITCHEN
12'11" x 12'2" (3.95m x 3.72m)
uPVC double glazed windows to the rear and side elevations, fitted kitchen comprising base, drawer, wall and larder units with complementary work surface and breakfast bar, inset sink and drainer with mixer tap, space for cooker, radiator, laminate flooring and stable style entrance door to the rear elevation. Door giving access to:

UTILITY ROOM
9'10" x 4'11" (3.02m x 1.52m)
uPVC double glazed window to the side elevation, fitted base, drawer and wall units with complementary work surface, stainless steel sink and drainer with mixer tap, provision for automatic washing machine, space for dryer and fridge freezer, inset spotlights to ceiling and laminate flooring. Door giving access into:

GARAGE
With up and over door, light and power. Wall mounted gas fired central heating boiler.

STUDY/THIRD RECEPTION
Door from Kitchen.
uPVC double glazed windows to either side elevations, radiator, laminate flooring, shower cubicle and door giving access to:

CRAFT ROOM
10'2" x 6'2" (3.10m x 1.89m)
uPVC double glazed windows to the rear and side elevation and radiators.

FIRST FLOOR LANDING
Loft access, radiator and doors in turn giving access to:

Tel: 01427 616118

MASTER BEDROOM
15'11" x 12'4" to its maximum dimensions (4.86m x 3.77m to its maximum dimensions)
uPVC double glazed windows to the front, rear and side elevations, range of fitted furniture including low level cupboard, drawers, dressing table and wardrobes with overhead storage cupboards, two radiators, coving to ceiling.

BEDROOM TWO
16'11" x 12'11" (5.18m x 3.95m)
uPVC double glazed windows to the front and side elevation, radiator and range of fitted bedroom furniture.

BEDROOM THREE
9'1" x 5'9" (2.79m x 1.77m)
uPVC double glazed window to the front elevation and radiator.

FAMILY BATHROOM
12'11" x 7'10" (3.95m x 2.40m)
uPVC double glazed window to the rear elevation, suite comprising w.c, hand basin mounted in vanity unit and panel sided bath with mixer shower over, part tiled walls, chrome heated towel rail and useful airing cupboard.

EXTERNALLY
To the front the driveway allows off road parking for multiple vehicles leading to the single Garage with the front garden mainly laid to lawn with mature planted borders and pathway giving access to the enclsoed rear garden which is also mainly set to lawn with well stocked borders, patio area, summer house and shed to the rear.

TENURE - Freehold

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

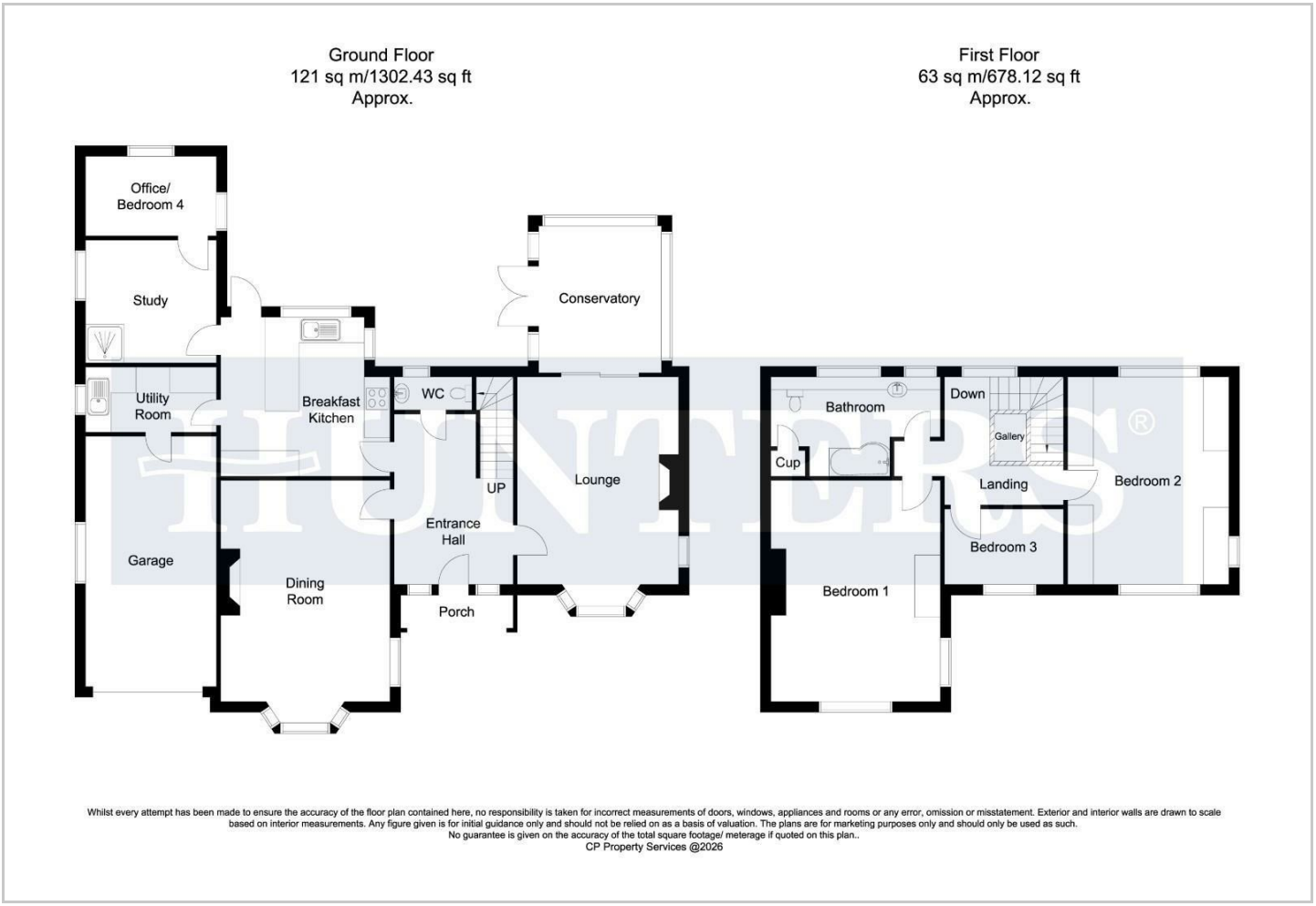
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property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

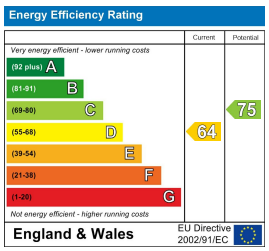
Floor Plan

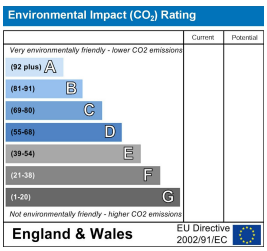


Viewing

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.

The Bank, 10a Silver Street, Gainsborough, DN21 2DP
Tel: 01427 616118 Email: Gainsborough@hunters.com https://www.hunters.com