

# HUNTERS®

HERE TO GET *you* THERE



## Drake Street

Gainsborough, DN21 1DF

£95,000



Council Tax: A



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£95,000



## ACCOMMODATION

uPVC double glazed entrance door leading into:

## ENTRANCE HALLWAY

Radiator, laminate flooring, stairs rising to the first floor accommodation and door giving access into:

## DINING ROOM

12'3" x 11'0" (3.75m x 3.36m )

uPVC double glazed window to the rear elevation, laminate flooring, storage cupboard built into alcove. Arched opening gives access into:

## LOUNGE AREA

13'5" x 11'0" to its maximum dimensions (4.09m x 3.36m to its maximum dimensions)

uPVC double glazed bay window to the front elevation and radiator. Doorway from Dining area leading into:

## KITCHEN

10'11" x 7'10" (3.35m x 2.41m )

uPVC double glazed window and entrance door to the side elevation, newly fitted kitchen comprising base, drawer and wall units with complementary work surfaces, inset stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob, fridge freezer and automatic washing machine, wall mounted gas fired central heating boiler, laminate flooring, radiator and opening into under stairs storage area.

## FIRST FLOOR LANDING

Loft access and doors giving access to:

## BEDROOM ONE

14'6" x 11'8" (4.43m x 3.56m )

uPVC double glazed window to the front elevation and radiator.

## BEDROOM TWO

12'4" x 8'8" (3.76m x 2.66m)

uPVC double glazed window to the rear elevation, radiator and cast iron fire feature.

## BATHROOM

11'0" x 7'11" (3.37m x 2.43m)

uPVC double glazed window to the side elevation, suite comprising w.c., pedestal wash hand basin and panel sided bath with tiled splashback, radiator storage cupboard and second loft access.

## EXTERNALLY

To the front is a low maintenance buffer garden with low level wall and gate access with pathway leading to the front entrance door. Externally to the rear is an enclosed low maintenance yard with gated access to the rear and brick built storage areas.

## 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



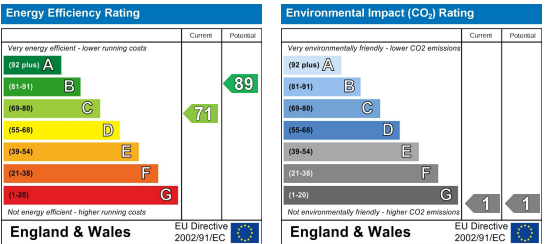
Floor Plan



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.