

HUNTERS[®]

HERE TO GET *you* THERE



Gainsborough Road

Scotter, Gainsborough, DN21 3RU

Asking Price £189,950



Council Tax: B



101 Gainsborough Road

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ACCOMMODATION

uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY

With stairs rising to the first floor accommodation, radiator and glazed door giving access into:

LOUNGE

13'10" x 12'11" (4.24m x 3.96m)

uPVC double glazed window to the front elevation, radiator and coving to ceiling, glazed door giving access into:

BREAKFAST KITCHEN

16'3" x 8'1" (4.96m x 2.48m)

Fitted kitchen comprising base, drawer, larder and wall units with complementary work surface, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring electric hob with extractor over, space for fridge freezer, radiator and access to under stairs storage area with wall mounted gas fired central heating boiler. uPVC double glazed window to the rear elevation and uPVC double glazed entrance door to the rear giving access to:

SUN ROOM

14'4" x 11'8" (4.37m x 3.58m)

Constructed from a low level brick wall with uPVC double glazed windows to the side elevations and uPVC double glazed French doors to the rear elevation giving access out to the rear garden. Radiator and pitched roof.

UTILITY ROOM

10'0" x 5'7" (3.06m x 1.71m)

With fitted base units with complementary work

surface, provision for automatic washing machine, space for further appliances , radiator, uPVC double glazed windows and entrance door to the side elevation and a glazed pitch roof. Door giving access to:

W.C.

5'6" x 4'1" (1.70m x 1.26m)

uPVC double glazed window to the side elevation and glazed pitched roof, w.c. and hand basin mounted in vanity unit and radiator.

FIRST FLOOR LANDING

uPVC double glazed window to the side elevation, loft access and doors giving access to:

MASTER BEDROOM

11'7" x 10'4" (3.55m x 3.16m)

uPVC double glazed window to the front elevation with field views, radiator, range of fitted wardrobes and coving to ceiling.

BEDROOM TWO

12'0" x 8'2" (3.68m x 2.50m)

uPVC double glazed window to the rear elevation, radiator and coving to ceiling.

SHOWER ROOM

8'0" x 7'7" (2.46m x 2.32m)

uPVC double glazed window to the rear elevation, suite comprising w.c., pedestal wash hand basin with tiled splashback and shower cubicle with mermaid boarding, radiator and coving to ceiling.

EXTERNALLY

To the front is a lawned garden with well stocked borders and driveway allowing off road parking for

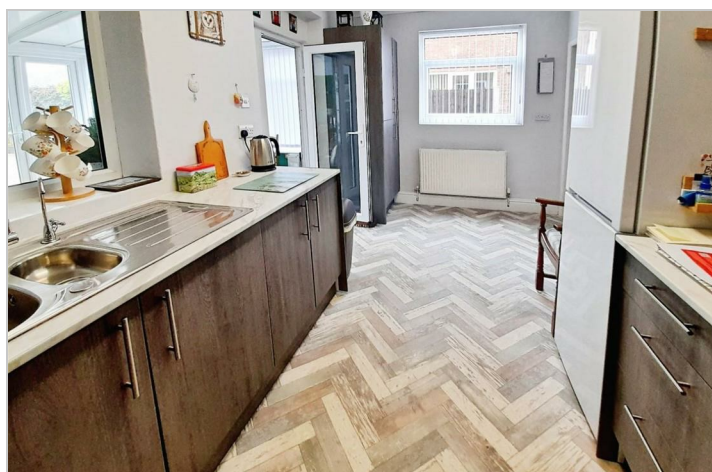
multiple vehicles, gates provide access to a further driveway allowing off road parking for multiple vehicles leading onto the carport and garage workshop beyond.

COUNCIL TAX

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

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



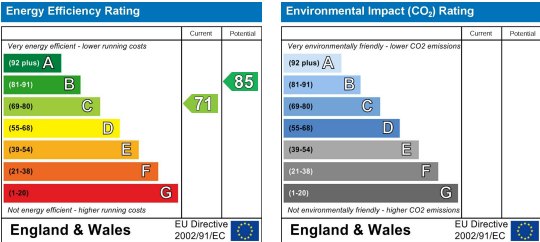
Floor Plan



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.