

HUNTERS®

HERE TO GET *you* THERE



St. Helens Way

Hemswell, Gainsborough, DN21 5XG

Asking Price £379,950



Council Tax: D



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ACCOMMODATION

uPVC double glazed entrance door with side windows leading into:

ENTRANCE PORCH

Radiator, double glazed door leading into:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation with storage under, radiator, coving to ceiling and laminate flooring. Doors giving access to:

LOUNGE

15'10" x 13'5" (4.83m x 4.11m)

Tiled fireplace with painted surround and open fire, radiator, coving to ceiling and laminate flooring, double glazed patio doors giving access out to:

SUN ROOM/CONSERVATORY

23'5" x 8'7" (7.16m x 2.62m)

With sloped ceiling, uPVC double glazed frame with patio doors to the rear elevation and entrance door to the side elevation.

OFFICE/STUDY

9'8" x 7'6" (2.97m x 2.29m)

uPVC double glazed window to the rear elevation and radiator and access into further store room.

DOWNSTAIRS CLOAKROOM

6'3" x 3'5" (1.92m x 1.05m)

Suite comprising w.c. and hand basin with tiled splashback, radiator and laminate flooring, wooden window to the front elevation into the Porch.

DINING ROOM

13'4" x 10'1" (4.07m x 3.08m)

uPVC double glazed window to the front elevation, radiator, coving to ceiling and laminate flooring. Door giving access into:

KITCHEN

13'3" x 9'7" (4.04m x 2.93m)

Glass finished fitted kitchen comprising base, drawer, wall and larder units with complementary work surfaces, splashbacks, inset ceramic sink and drainer with mixer tap, integrated double oven and four ring hob with extractor over, plumbing for dishwasher, breakfast bar, radiator and laminate flooring. Door giving access into:

UTILITY ROOM

9'7" x 7'10" (2.93m x 2.39m)

uPVC double glazed window to the rear elevation, uPVC double glazed entrance door to the side elevation and uPVC door giving access from the Conservatory. Fitted base units with work surface over, tiled splashback, inset stainless steel sink and drainer with mixer tap, provision for automatic washing machine, space for low level appliance and fridge freezer, laminate flooring and floor standing central heating boiler.

FIRST FLOOR LANDING

The return staircase has an arched uPVC double glazed window to the front elevation, radiator, loft access and airing cupboard, wooden flooring and doors in turn giving access to:

MASTER BEDROOM

15'0" x 9'9" (4.58m x 2.98m)

uPVC double glazed window to the rear elevation overlooking the garden, radiator, coving to ceiling and laminate flooring. Door giving access to:

EN SUITE SHOWER ROOM

9'9" x 4'10" (2.98m x 1.49m)

uPVC double glazed window to the front elevation, suite comprising w.c, hand basin mounted on vanity unit, shower cubicle, chrome heated towel rail, tiled flooring, coving and spotlights to ceiling.

FAMILY BATHROOM

8'5" x 8'11" to its maximum dimensions (2.59m x 2.74m to its maximum dimensions)

Suite comprising w.c, hand basin mounted on vanity unit with tiled splashback, bath with tiled splashback and shower attachment, coving and spotlights to ceiling, useful storage cupboard.

BEDROOM TWO

11'4" x 11'0" (3.46m x 3.36m)

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

BEDROOM THREE

11'6" x 8'7" to its maximum dimensions (3.53m x 2.63m to its maximum dimensions)

uPVC double glazed window to the front elevation, fitted double wardrobe, radiator, laminate flooring and coving to ceiling.

BEDROOM FOUR

11'4" x 6'5" (3.46m x 1.97m)

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

BEDROOM FIVE

10'0" x 7'11" (3.06m x 2.43m)

uPVC double glazed window to the rear elevation,

fitted wardrobes with sliding doors, radiator, laminate flooring and coving to ceiling.

EXTERNALLY

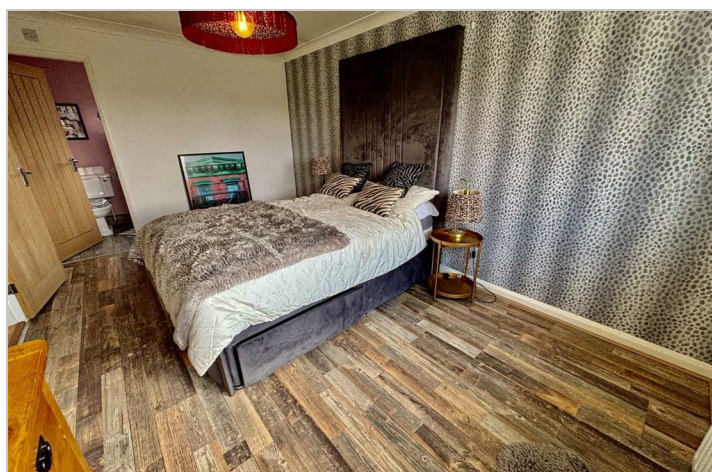
To the front is a low maintenance gravel driveway allowing off road parking for multiple vehicles with access to the sides leading to the enclosed rear garden mainly set to lawn with seating area, well stocked borders and summerhouse.

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



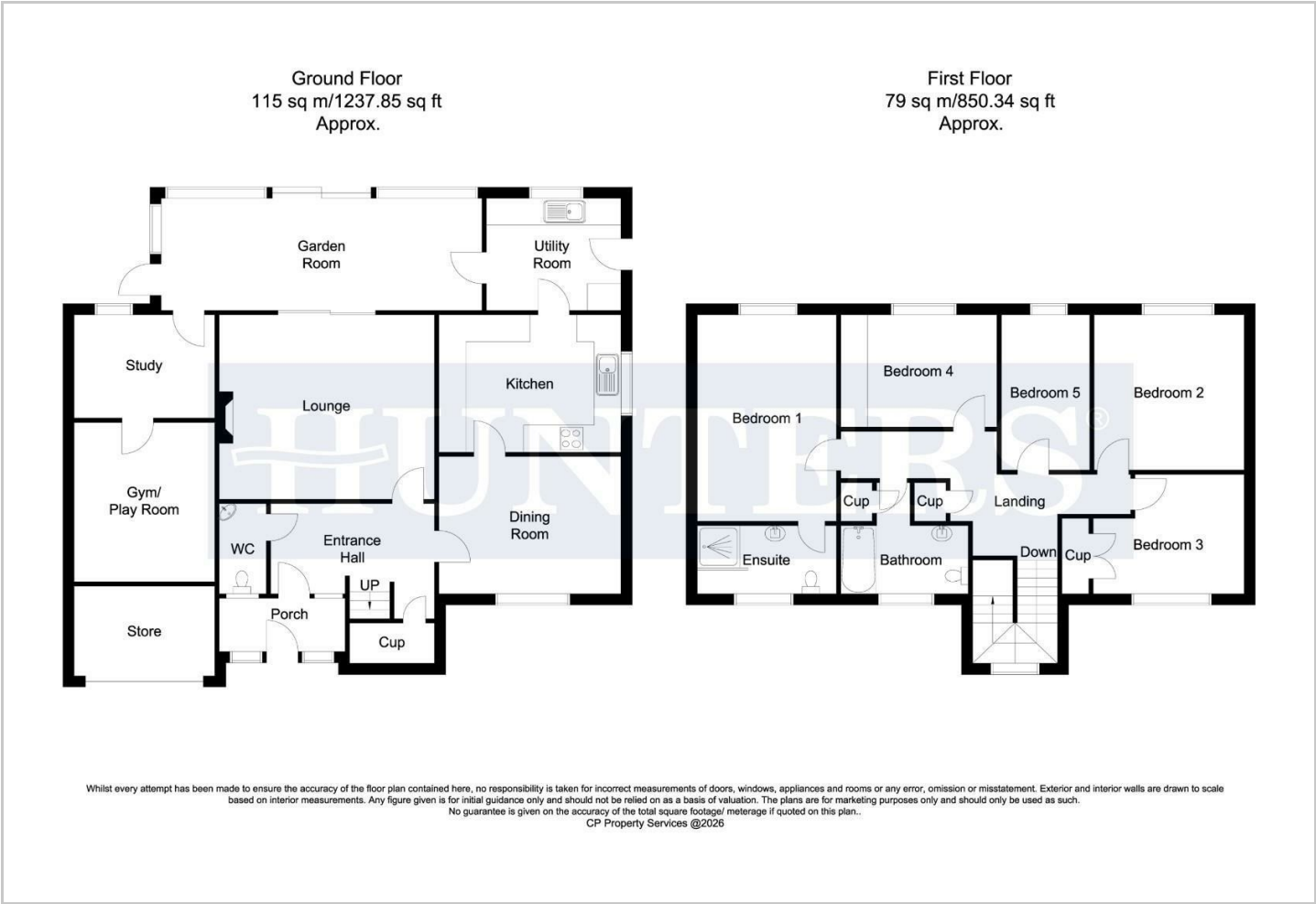
Hybrid Map



Terrain Map



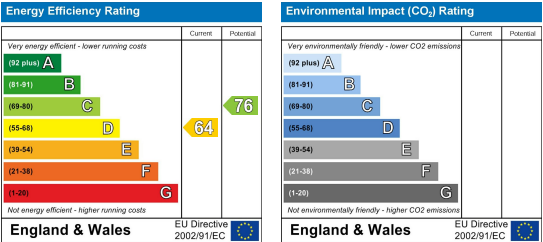
Floor Plan



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.