

# HUNTERS®

HERE TO GET *you* THERE



## The Grove

Lea, Gainsborough, DN21 5EP

Offers Over £160,000



Council Tax: C





# 27 The Grove

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Offers Over £160,000



## ACCOMMODATION

uPVC double glazed entrance door with side window leading into:

## ENTRANCE HALLWAY

Loft access, radiator and built in linen cupboard. Doors giving access to:

## KITCHEN

10'10" x 7'10" (3.32 x 2.41)

uPVC double glazed window to the front elevation, fitted kitchen comprising base and wall units with complementary work surface, tiled splashback, inset stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor over, provision for automatic washing machine, built in fridge, larder cupboard and radiator.

## LOUNGE DINER

17'4" x 11'2" (5.30 x 3.42)

uPVC double glazed windows to the front and side elevation, marble fireplace with wood surround and mantle and inset gas fire, double radiator, coving to ceiling

## INNER HALL

Giving access to:

## BEDROOM

11'2" x 10'8" (3.42 x 3.26)

uPVC double glazed window to the rear elevation, radiator and built in double wardrobe with overhead storage cupboards.

## BEDROOM TWO

11'0" x 10'10" (3.37 x 3.31)

uPVC double glazed window to the side elevation,

radiator and built in triple wardrobe with overhead storage cupboard, folding doors to the rear gives access to:

## SUNROOM

11'0" x 6'0" (3.37 x 1.85)

uPVC double glazed patio doors to the rear elevation giving access out to the enclosed rear garden, uPVC double glazed window to the side elevation and radiator.

## BATHROOM

6'4" x 5'5" (1.94 x 1.66)

uPVC double glazed window to the side elevation, suite comprising low level w.c, pedestal wash hand basin, panel sided bath with mixer shower over, part tiled walls and radiator.

## EXTERNALLY

The front garden is mainly set to lawn with planted borders and driveway allowing off road parking for multiple vehicles leading to the brick built Garage with up and over door, light and power. The enclosed rear garden is well maintained mainly set to lawn with mature planted borders with a variety of shrubs, bushes and flowering plants and trees including an apple tree. There is further space to the rear of the Garage where there is standing for a shed.

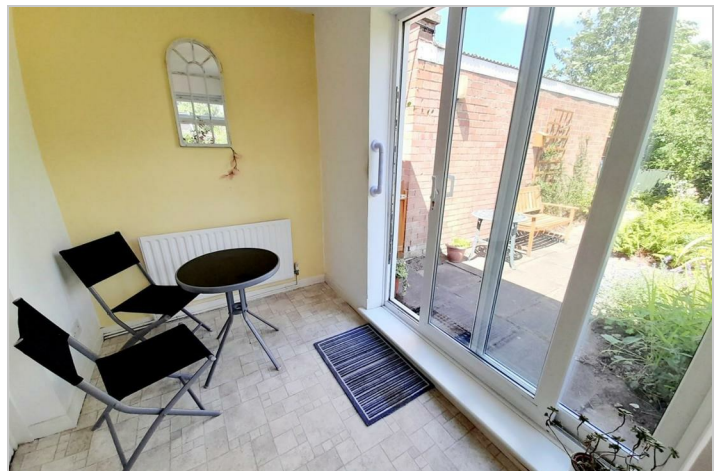
## COUNCIL TAX

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

## 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



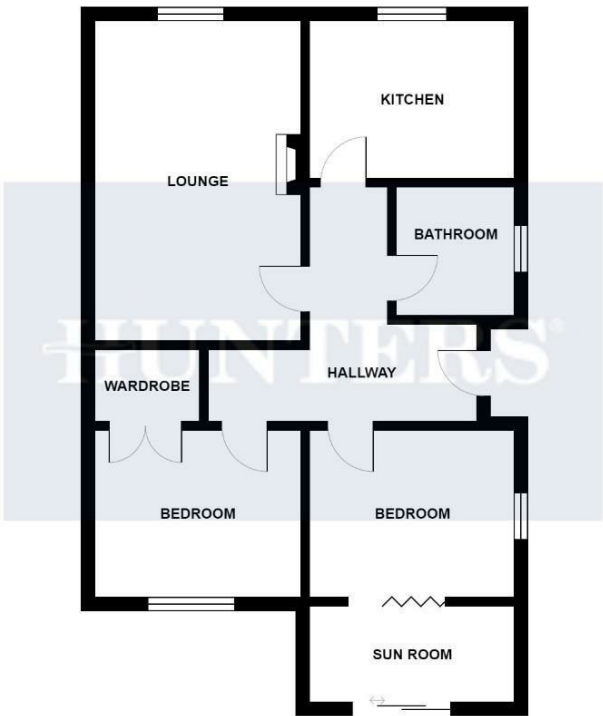
Hybrid Map



Terrain Map



Floor Plan

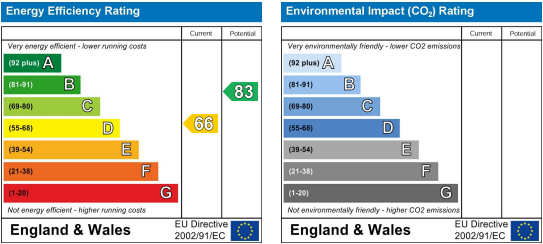


PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

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.