

HUNTERS[®]

HERE TO GET *you* THERE



Orchard Close

Morton, Gainsborough, DN21 3BP

£325,000



Council Tax: C



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ACCOMMODATION

uPVC double glazed entrance door leading into Entrance Porch with part wooden glazed entrance door with side window opening into:

ENTRANCE HALLWAY

Loft access, two storage cupboards, radiator, coving to ceiling and doors giving access to:

LOUNGE

14'10" x 12'10" (4.54m x 3.92m)
uPVC double glazed window to the front elevation, two radiators, fireplace with electric fire feature and coving to ceiling.

KITCHEN DINER

19'10" x 11'11" (6.06m x 3.64m)
uPVC double glazed entrance door to the side elevation and uPVC double glazed window to the rear elevation, fitted kitchen comprising base, drawer, wall and larder units with complementary work surfaces, inset sink and drainer with mixer tap, integrated double oven and five ring gas hob with extractor over, integrated fridge/freezer and dishwasher, space and plumbing for automatic washing machine and dryer concealed in fitted cupboard, and radiator, vinyl flooring and coving to ceiling. Opening gives access into:

CONSERVATORY/SUN ROOM

10'9" x 9'4" (3.30m x 2.87m)
Constructed on a low level brick wall with uPVC double glazed windows to either side and uPVC double glazed French doors with side windows to the rear elevation giving access out to the garden, two radiators and vinyl flooring continued from the Kitchen.

MASTER BEDROOM

12'5" with recess into doorway x 9'11" (3.81m with recess into doorway x 3.04m)
uPVC double glazed window to the front elevation, radiator and coving to ceiling. Door giving access to:

EN SUITE SHOWER ROOM

6'4" x 6'2" (1.95m x 1.88m)
uPVC double glazed window to the front elevation, suite comprising w.c, hand basin mounted in vanity base unit, shower cubicle and heated towel rail.

BEDROOM TWO

11'10" x 9'8" (3.62m x 2.96m)
uPVC double glazed window to the rear elevation overlooking the garden, radiator and coving to ceiling.

BEDROOM THREE

11'10" x 6'3" (3.62m x 1.91m)
uPVC double glazed window to the rear elevation, radiator and coving to ceiling.

FAMILY BATHROOM

Suite comprising w.c., pedestal wash hand basin, panel sided bath with splashback and separate shower cubicle with electric shower, heated towel rail and coving to ceiling.

EXTERNALLY

To the front is a driveway allowing off road parking for multiple vehicles leading to gated driveway to the side and the single Garage with separate Garden Room having French doors, light and power. The front also has lawned and gravel area with planted borders. To the rear is an enclosed garden with woodland views divided into slabbed patio area and

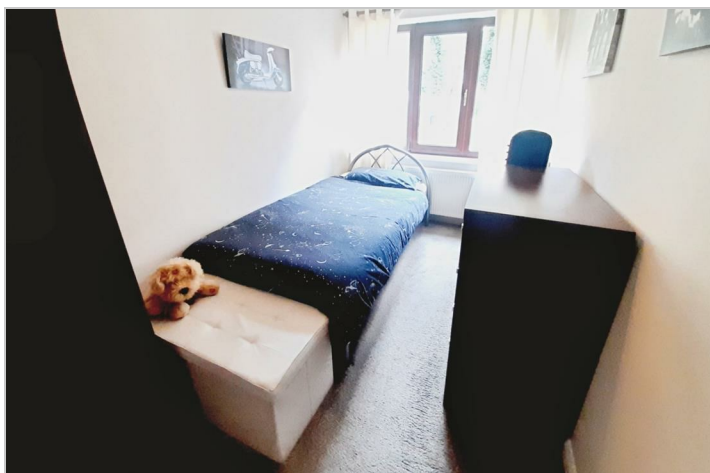
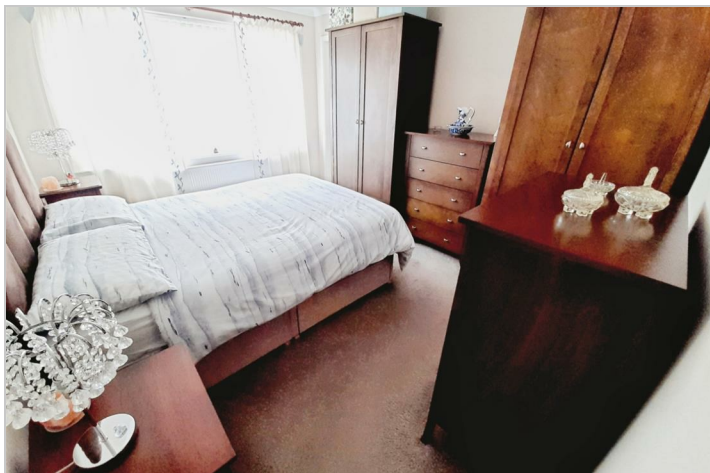
lawn with planted borders and space for greenhouse.

TENURE - Freehold

COUNCIL TAX

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

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



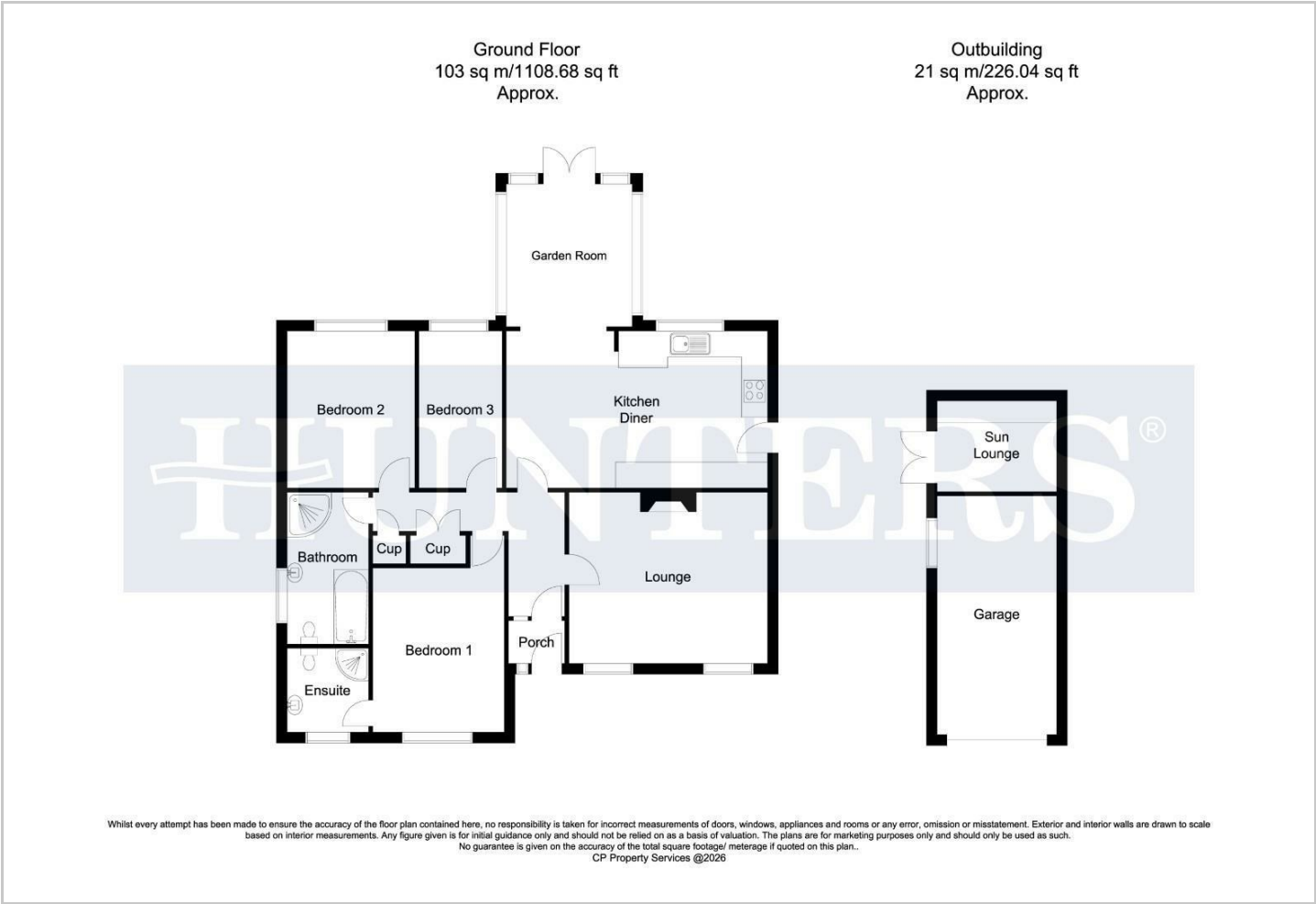
Hybrid Map



Terrain Map



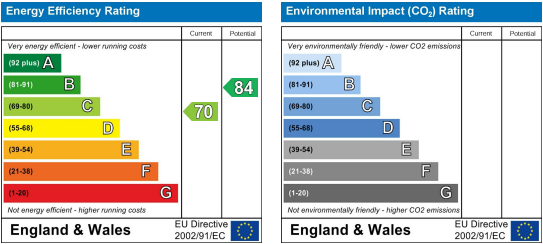
Floor Plan



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.