

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## George Street

Gainsborough, DN21 2PU

£115,000



Council Tax: A



# 19 George Street

Gainsborough, DN21 2PU

£115,000



## ACCOMMODATION

Wooden part glazed entrance door leading into:

### ENTRANCE HALLWAY

Stairs rising to first floor accommodation, laminate flooring and door opening into:

### KITCHEN

10'5" x 10'5" (3.18m x 3.18m )

Fitted kitchen comprising base and drawer units with solid wood work surface over, inset sink and drainer with mixer tap, laminate flooring and coving to ceiling. Opening from kitchen gives access to:

### LOUNGE

13'10" x 10'5" with recess into bay window (4.23m x 3.19m with recess into bay window)

uPVC double glazed bay window to the front elevation, vertical radiator, laminate flooring, fireplace with wood fired stove.

### REAR LOBBY

Accessed from the Kitchen.

Vertical radiator, continuation of the laminate flooring and door giving access into:

### SHOWER ROOM

9'11" x 4'5" (3.04m x 1.36m )

uPVC double glazed window to the side elevation, suite comprising hand basin mounted on vanity unit and walk in shower with mixer shower, tiled flooring and wall mounted gas fired central heating boiler.

### W.C.

4'7" x 2'7" (1.42m x 0.80m )

Accessed from the rear Lobby.

uPVC double glazed window to the rear elevation, w.c., part boarded walls and flooring.

## REAR SUNROOM/UTILITY ROOM

10'0" x 5'7" (3.06m x 1.72m)

Wooden French doors opening from the Rear Lobby.

Double glazed entrance door and window to the rear elevation, provision for automatic washing machine and space for dryer.

## FIRST FLOOR LANDING

Loft access and doors giving access to:

### MASTER BEDROOM

13'11" x 10'5" (4.25m x 3.19m )

uPVC double glazed window to the front elevation and radiator, laminate flooring.

### BEDROOM TWO

10'10" x 7'9" to its maximum dimensions (3.32m x 2.38m to its maximum dimensions)

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

### BEDROOM THREE

10'1" x 7'7" (3.08m x 2.33m )

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

## EXTERNALLY

To the front is a wall and gated low maintenance buffer garden with pathway leading to the side entrance door and further to a gate leading into the enclosed rear garden which is mainly set to lawn with patio area.

## TENURE - Freehold

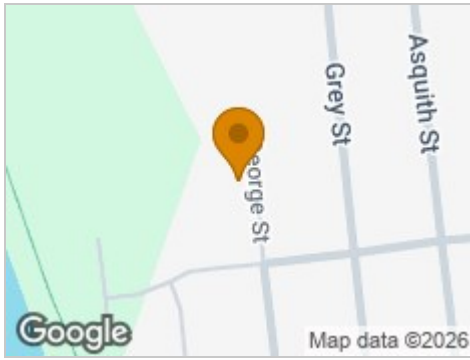
## COUNCIL TAX

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



## Road Map



## Hybrid Map



## Terrain Map



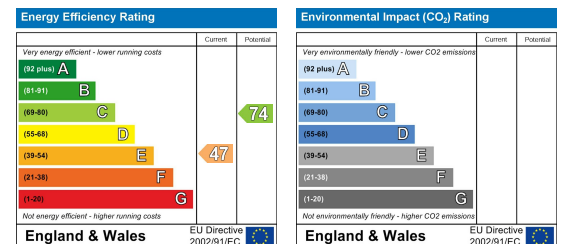
## Floor Plan



## 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.