

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Sandsfield Lane

Gainsborough, DN21 1DB

Asking Price £165,000



Council Tax: B



# 123 Sandsfield Lane

Gainsborough, DN21 1DB

Asking Price £165,000



## ACCOMMODATION

uPVC double glazed entrance door leading into Storm Porch with tiled flooring and wooden glazed entrance door leading into:

## ENTRANCE HALLWAY

Stairs rising to the first floor accommodation with storage under, radiator, laminate flooring and doors giving access to:

## LOUNGE

15'3" x 12'5" (4.65m x 3.79m )

uPVC double glazed bay window to the front elevation, cast iron fireplace with marble hearth and open fire, radiator.

## DINING ROOM

13'5" x 11'4" (4.10m x 3.47m )

uPVC double glazed French doors to the rear elevation, radiator, fireplace feature and laminate flooring, coving to ceiling.

## REAR RECEPTION/BEDROOM

10'10" x 9'1" (3.32m x 2.77m )

uPVC double glazed French doors and window to the rear elevation and second uPVC double glazed window to the side elevation, radiator.

## KITCHEN DINER

22'4" x 9'5" (6.82m x 2.89m )

uPVC double glazed windows to both the rear and side elevations and uPVC double glazed entrance door to the side elevation. Fitted kitchen comprising base, drawer and wall units with inset stainless steel sink and drainer with mixer tap, space for electric range style cooker, provision for automatic washing machine, integrated fridge freezer, space for dryer,

wall mounted gas fired central heating boiler and radiator.

## FIRST FLOOR LANDING

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

## BEDROOM ONE

12'11" x 12'4" (3.95m x 3.78m )

uPVC double glazed window to the front elevation and radiator.

## BEDROOM TWO

13'5" x 11'5" (4.10m x 3.48m )

uPVC double glazed window to the rear elevation and radiator.

## BEDROOM THREE

8'11" x 7'1" (2.73m x 2.17m )

uPVC double glazed window to the front elevation and radiator.

## FAMILY BATHROOM

8'9" x 8'0" (2.68m x 2.45m )

uPVC double glazed window to the rear elevation, suite comprising w.c., pedestal wash hand basin, P shaped bath with shower attachment above, tiled walls and flooring, chrome heated towel rail and built in storage cupboard.

## EXTERNALLY

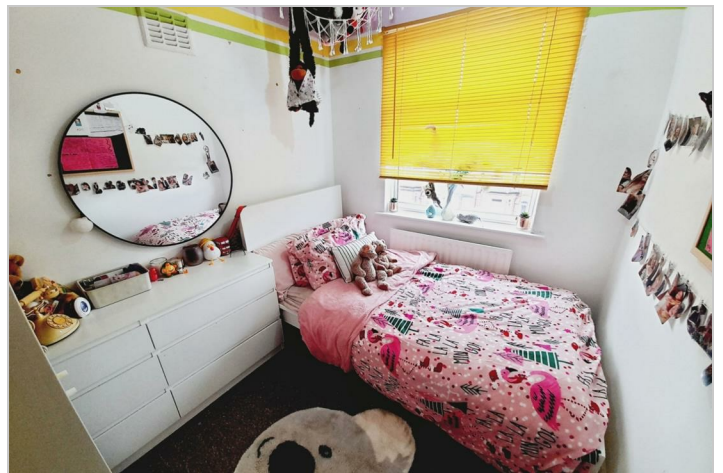
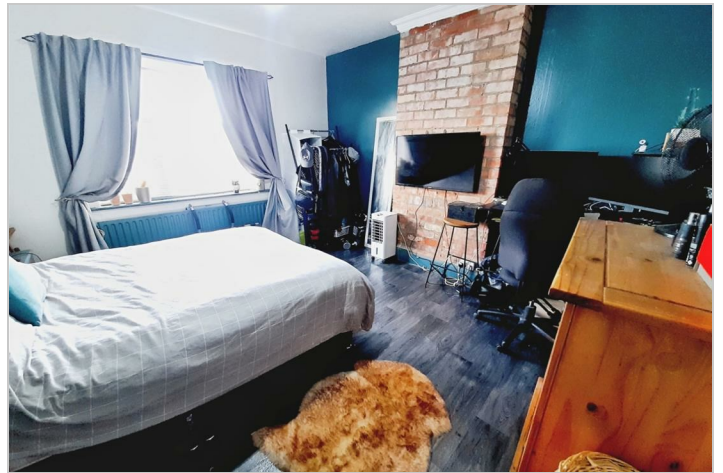
Externally to the front is the driveway allowing off road parking and low maintenance gravel stepped and walled front garden with steps leading to the front entrance door and gate access to the enclosed rear garden, which has stepped lawn areas and low maintenance area to the rear.

TENURE - Freehold

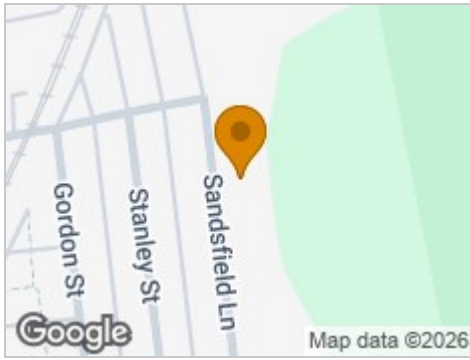
## COUNCIL TAX

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

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



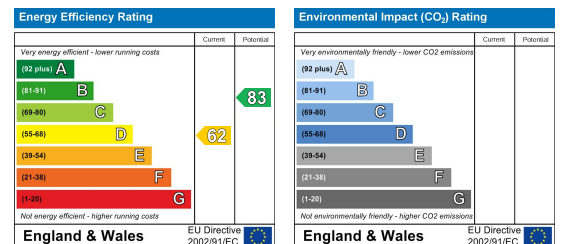
## Floor Plan



## 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.