

HUNTERS®

HERE TO GET *you* THERE



Laurel Close

Gainsborough, DN21 1FE

£159,995



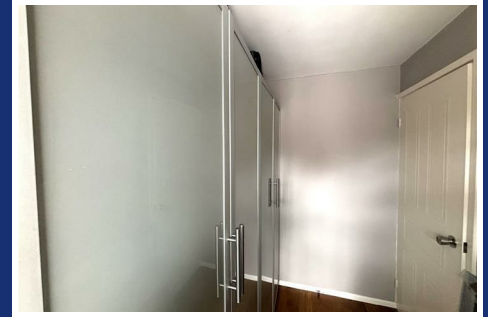
Council Tax: A



14 Laurel Close

Gainsborough, DN21 1FE

£159,995



ACCOMMODATION

uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation and door giving access to:

LOUNGE

14'6" x 11'11" (4.44m x 3.65m)

uPVC double glazed window to the front elevation with under stairs storage, radiator, fireplace and door giving access to:

L SHAPED BREAKFAST KITCHEN

14'9" x 12'0" to maximum dimensions (4.51m x 3.68m to maximum dimensions)

Two uPVC double glazed windows to the rear elevation and uPVC double glazed entrance door to the rear elevation giving access out to the garden. Fitted kitchen comprising base, drawer and wall units with complementary worksurface, inset sink and drainer with mixer tap, integrated double oven, four ring gas hob with extractor over, integrated fridge freezer and dishwasher, laminate flooring, vertical radiator.

FIRST FLOOR LANDING

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

MASTER BEDROOM

12'0" x 8'6" (3.67m x 2.60m)

uPVC double glazed window to the rear elevation and radiator.

BEDROOM TWO

12'0" x 6'1" (3.67m x 1.87m)

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

BEDROOM THREE

9'6" x 5'7" (2.91m x 1.72m)

uPVC double glazed window to the front elevation and radiator.

FAMILY BATHROOM

6'4" x 5'8" (1.94m x 1.75m)

uPVC double glazed window to the front elevation, suite comprising w.c., hand basin mounted on vanity unit, panel sided bath with mixer shower over, tiled walls, chrome heated towel rail and linen cupboard with gas fired central heating boiler.

EXTERNALLY

To the front is a low maintenance garden with driveway allowing parking for multiple vehicles leading to the single garage with light and power. To the rear is an enclosed garden mainly set to lawn with patio area and decking feature.

COUNCIL TAX

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

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



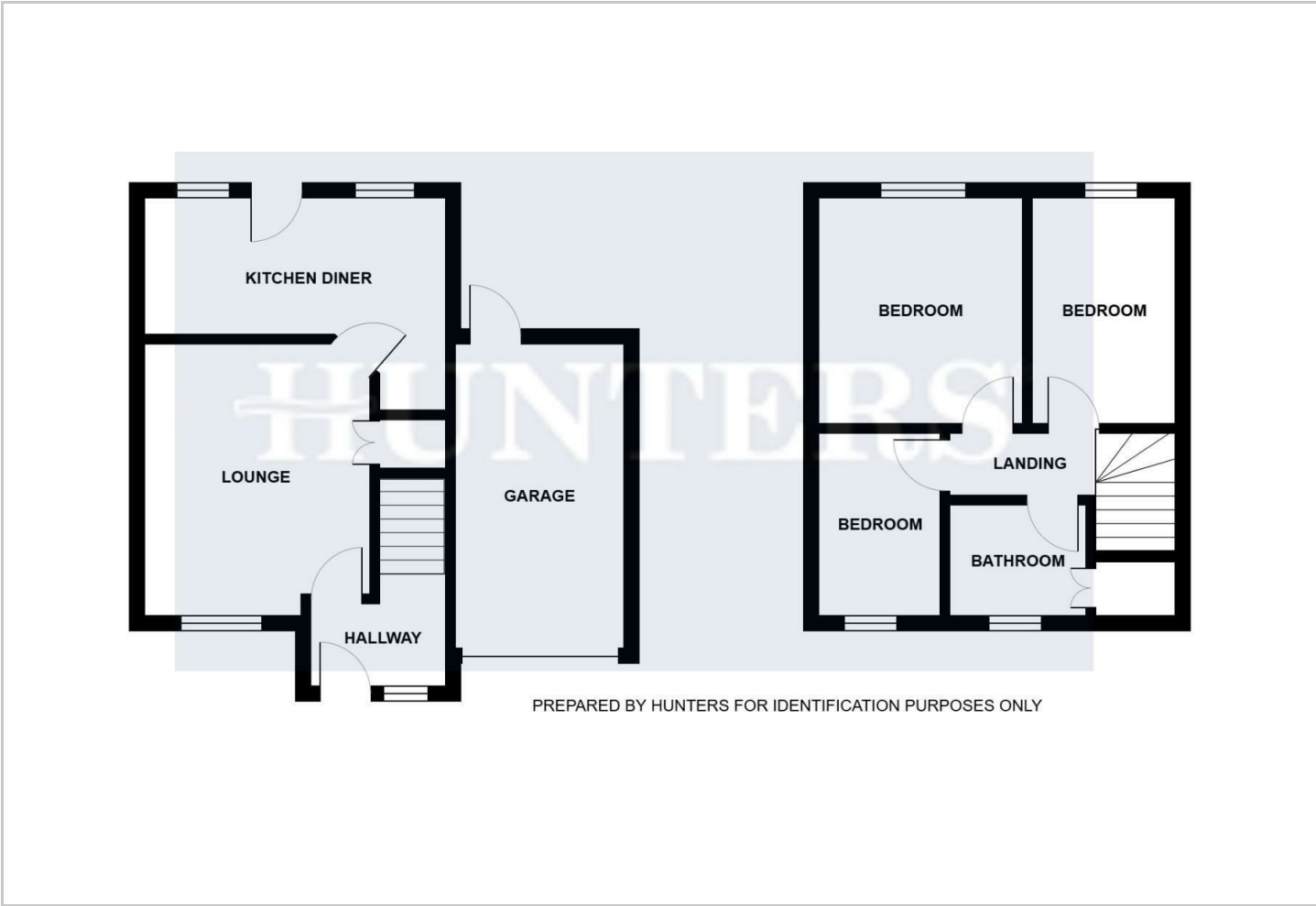
Hybrid Map



Terrain Map



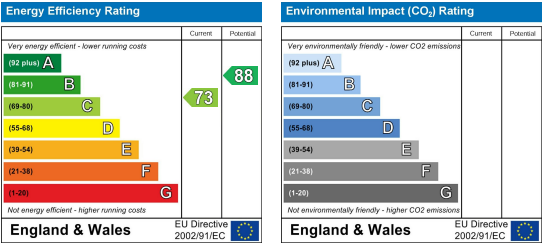
Floor Plan



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.