

HUNTERS®

HERE TO GET *you* THERE



Pingle Close

Gainsborough, DN21 1XR

£140,000



Council Tax: A



14 Pingle Close

Gainsborough, DN21 1XR

£140,000



ACCOMMODATION

uPVC double glazed entrance door leading into:

KITCHEN

12'2" x 7'9" (3.72m x 2.38m)

uPVC double glazed window to the front elevation, fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, stainless steel sink and drainer with mixer tap, space for cooker, provision for automatic washing machine and further space for low level appliances, radiator and door giving access into:

LOUNGE

16'8" x 9'11" (5.10m x 3.03m)

uPVC double glazed window to the front elevation, radiator, marble fireplace with wooden surround and mantle and electric fire feature, laminate flooring.

HALLWAY

With doors giving access to:

BEDROOM ONE

11'2" x 10'0" (3.41m x 3.05m)

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

BEDROOM TWO

8'0" x 7'10" (2.45m x 2.41m)

uPVC double glazed French doors to the rear elevation, laminate flooring and door giving access to airing cupboard with gas fired central heating boiler.

SHOWER ROOM

7'4" x 4'9" (2.25m x 1.47m)

uPVC double glazed window to the side elevation

comprising w.c, pedestal wash hand basin and separate shower cubicle, tiled walls, heated towel rail, tiled flooring and door access into loft space.

EXTERNALLY

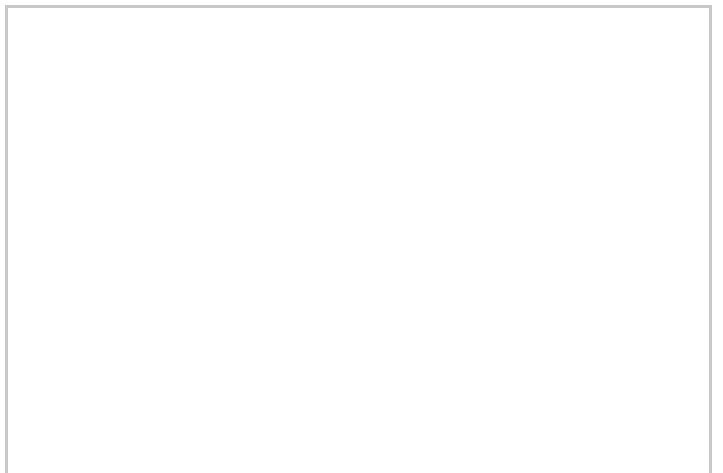
To the front is a block paved driveway allowing off road parking for multiple vehicles leading to the single sectional Garage with up and over door, light and power, A gate gives access into the rear garden which is low maintenance with planted borders and space for garden shed.

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



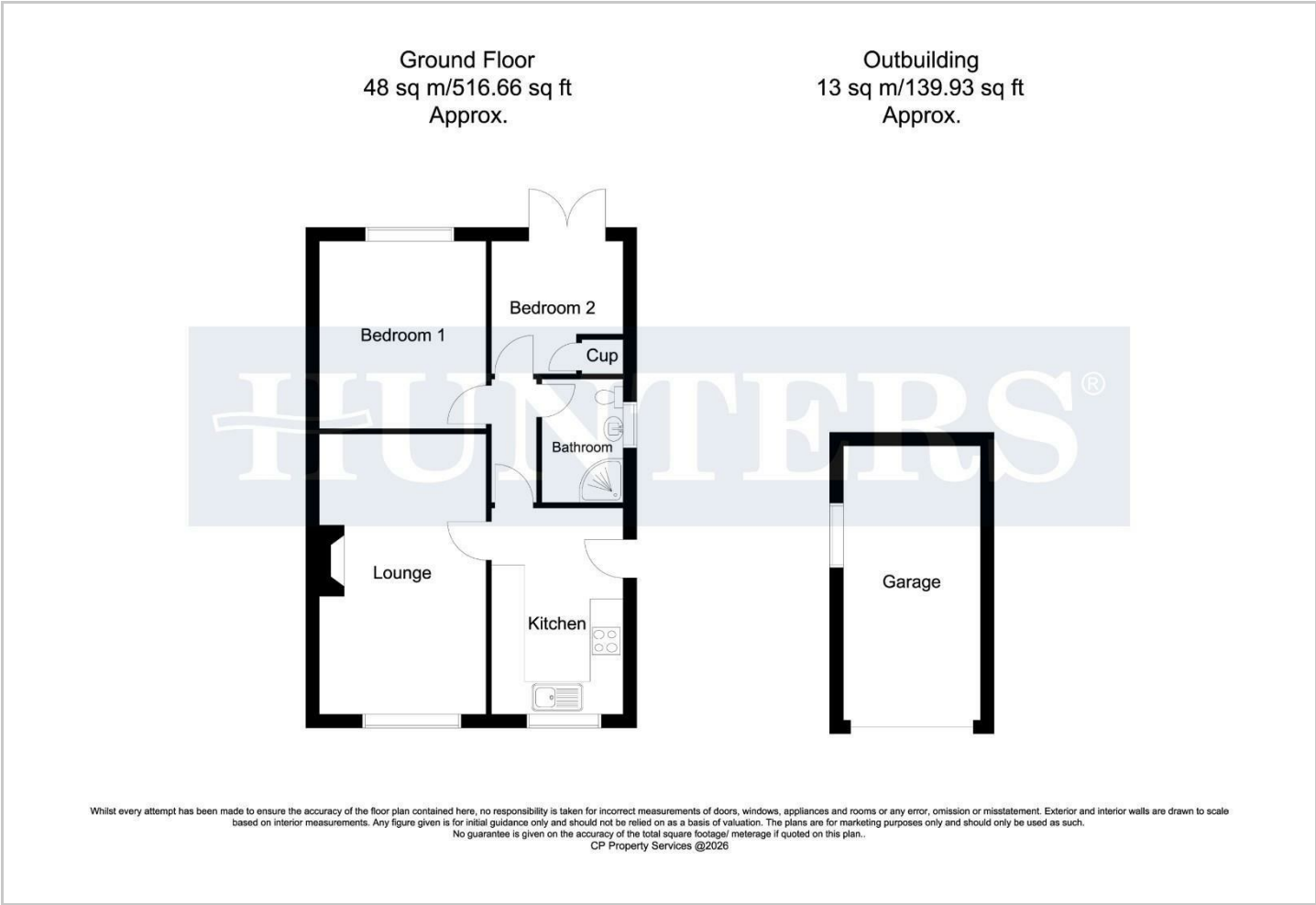
Hybrid Map



Terrain Map



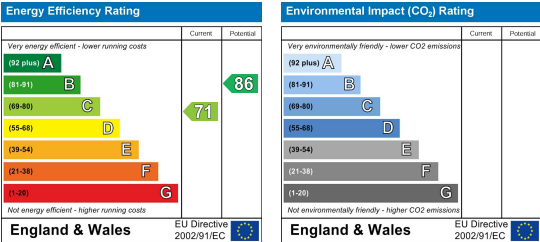
Floor Plan



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.