

HUNTERS®

HERE TO GET *you* THERE



Lea Road

Gainsborough, DN21 1AF

Asking Price £125,000



Council Tax: A



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ACCOMMODATION

Wooden part glazed entrance door leading into:

ENTRANCE HALLWAY

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

DINING ROOM

12'11" x 10'6" (3.94m x 3.21m)

uPVC double glazed window to the rear elevation, radiator, coving to ceiling and sliding doors giving access to:

LOUNGE

12'10" x 12'11" to its maximum dimensions (3.93m x 3.96m to its maximum dimensions)

uPVC double glazed bay window to the front elevation, stone fireplace with tiled hearth and gas fire, radiator, coving to ceiling.

BREAKFAST KITCHEN

12'3" x 9'1" with recess into doorway (3.75m x 2.77m with recess into doorway)

uPVC double glazed windows to the rear and side elevations and part glazed wooden entrance door to the side elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, inset sink and drainer with mixer tap, integrated electric oven, four ring electric hob, space for low level appliances, provision for automatic washing machine and radiator.

FIRST FLOOR LANDING

Loft access and doors in turn giving access to:

MASTER BEDROOM

15'3" x 10'7" (4.67m x 3.23m)

uPVC double glazed window to the front elevation and radiator.

BEDROOM TWO

17'1" x 10'7" (5.22m x 3.25m)

uPVC double glazed window to the rear elevation, radiator and useful built in storage cupboard.

BEDROOM THREE

12'1" x 9'1" (3.70m x 2.78m)

uPVC double glazed window to the rear elevation and radiator.

FAMILY BATHROOM

8'10" x 7'0" (2.70m x 2.14m)

uPVC double glazed window to the front elevation, suite comprising low level w.c, pedestal wash hand basin with tiled splashback, panel sided bath with shower over and radiator,

EXTERNALLY

To the front is a low maintenance lawned garden with planted borders and pathway leading to the front entrance door and to the rear is an enclosed and gated low maintenance garden with brick built storage 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 at £45.00 + VAT



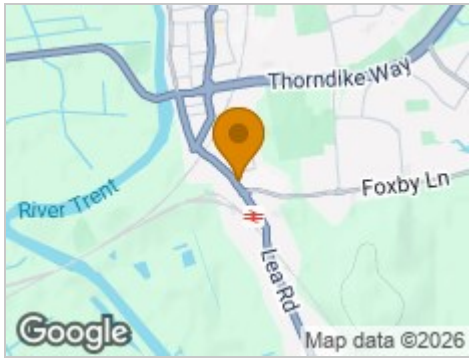
Road Map



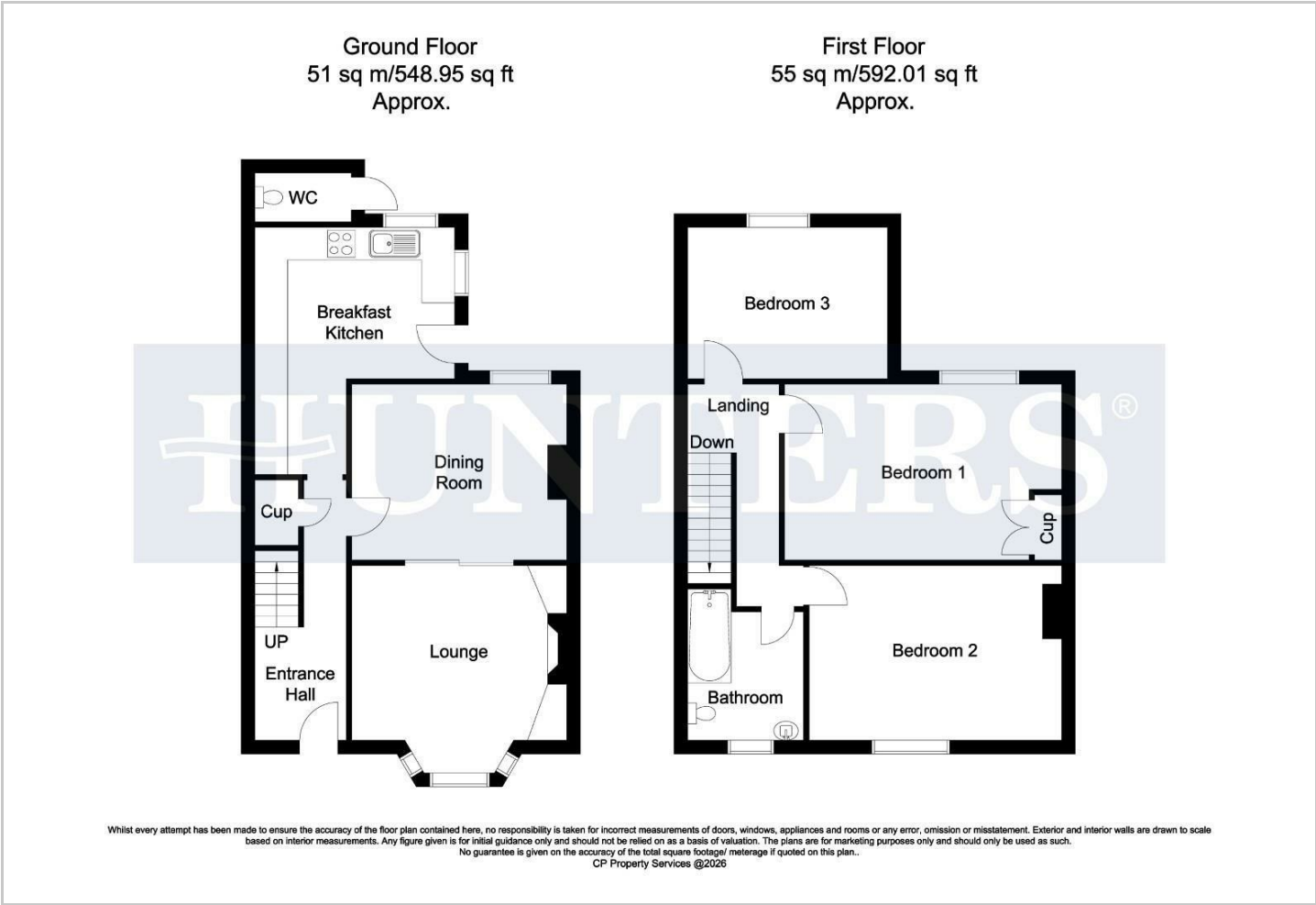
Hybrid Map



Terrain Map



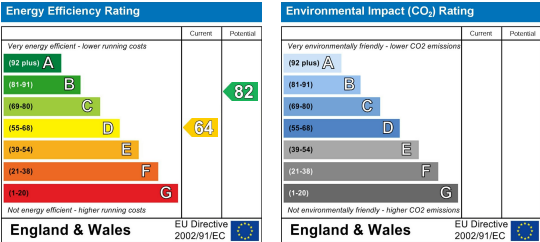
Floor Plan



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.