

HUNTERS[®]

HERE TO GET *you* THERE



Southlands Drive

Morton, Gainsborough, DN21 3EZ

Asking Price £250,000



Council Tax: B



4 Southlands Drive

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ACCOMMODATION

uPVC double glazed entrance door leading into

ENTRANCE HALLWAY

Loft access, two radiators and doors giving access to:

KITCHEN

12'11" x 7'5" (3.95m x 2.27m)

uPVC double glazed window to the front elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, inset sink and drainer with mixer tap, space for cooker, low level fridge, dryer and provision for automatic washing machine, tiled flooring, coving to ceiling and glazed serving hatch.

OPEN PLAN LOUNGE DINING ROOM

21'3" x 11'11" (6.50m x 3.64m)

uPVC double glazed French doors to the side elevation and uPVC double glazed patio doors to the rear elevation giving access out to the Conservatory. Fireplace and hearth with wooden surround and mantle housing gas fire, radiator and coving to ceiling.

CONSERVATORY

9'2" x 7'7" (2.80m x 2.33m)

Constructed on a low level brick wall with uPVC double glazed frame, pitched roof, pedestrian entrance door giving access out to the garden, radiator.

BEDROOM ONE

10'0" x 9'4" (3.06m x 2.87m)

uPVC double glazed window to the rear elevataion, radiator and coving to ceiling, range of fitted wardrobes with overhead storage cupboards.

BEDROOM TWO

10'0" x 9'4" (3.06m x 2.87m)

uPVC double glazed window to the front elevation, radiator, built in double wardrobe with sliding mirror doors, coving to ceiling.

BEDROOM THREE

10'4" x 7'2" to its maximum dimensions (3.16m x 2.20m to its maximum dimensions)

uPVC double glazed window to the rear elevation, radiator and range of fitted wardrobes with sliding doors, coving to ceiling.

SHOWER ROOM

9'10" x 6'10" (3.01m x 2.10m)

uPVC double glazed window to the front elevation, suite comprising w.c., pedestal wash hand basin and shower cubicle with electric shower, part mermaid boarded walls, radiator and access to airing cupboard.

EXTERNALLY

To the front the well stocked garden is mainly set to lawn with planted borders, pathway leading to the front entrance door and block paved driveway allowing off road parking for multiple vehicles leading down the side of the property to the brick built Garage with up and over door, light and power. To the rear is an enclosed garden mainly set to lawn with well stocked borders, slabbed patio area 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 '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 at £45.00 + VAT



Road Map



Hybrid Map



Terrain Map



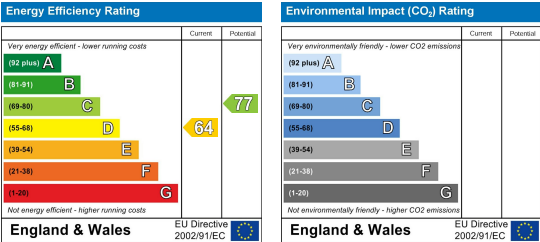
Floor Plan



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.