

HUNTERS[®]

HERE TO GET *you* THERE



Hill Crescent

Gainsborough, DN21 1RT

£110,000



Council Tax: A



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ACCOMMODATION

uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, radiator and doors giving access to:

LOUNGE

17'11" x 12'5" to its maximum dimensions (5.47m x 3.79m to its maximum dimensions)
uPVC double glazed bay window to the front elevation, radiator, fireplace with electric fire feature and coving to ceiling.

BREAKFAST KITCHEN

13'4" x 9'0" (4.07m x 2.76m)
uPVC double glazed window and entrance door to the rear elevation leading out to the garden. Fitted kitchen comprising base and drawer units with complementary work surfaces, tiled splashback, inset stainless steel sink and drainer with mixer tap, space for cooker, provision for automatic washing machine, radiator and door giving access to useful under stairs storage area and further door giving access into:

PANTRY

4'2" x 3'11" (1.29m x 1.20m)
uPVC double glazed window to the rear elevation, wall mounted gas fired central heating boiler.

FIRST FLOOR LANDING

Loft access and doors giving access to:

BEDROOM ONE

17'11" x 8'11" (5.47m x 2.73m)
uPVC double glazed window to the rear elevation, radiator and door into useful storage cupboard.

BEDROOM TWO

13'0" x 10'4" to its maximum dimensions (3.97m x 3.15m to its maximum dimensions)
uPVC double glazed window to the front elevation, radiator and door into useful storage cupboard.

WET ROOM

6'9" x 5'6" (2.08m x 1.68m)
uPVC double glazed window to the front elevation, low level w.c., pedestal wash hand basin, electric shower, tiled walls and radiator.

EXTERNALLY

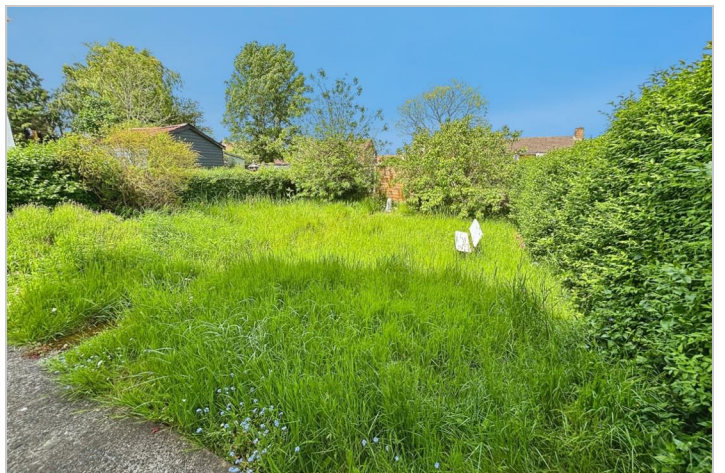
To the front is a gated driveway allowing off road parking for multiple vehicles and garden mainly set to lawn with hedge lined. A gate from the driveway gives access to the enclosed rear garden which is mainly set to lawn, hedge lined and access to the brick built storage shed.

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



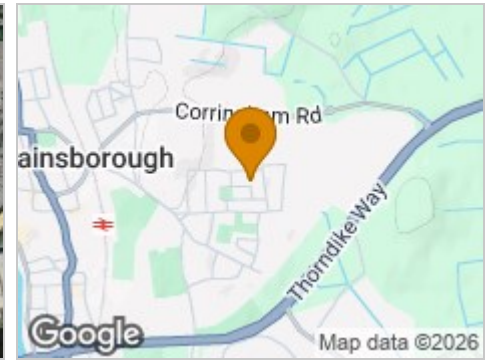
Road Map



Hybrid Map



Terrain Map



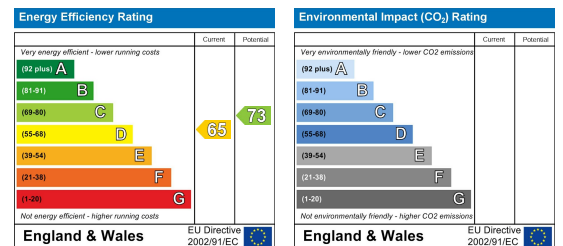
Floor Plan



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.