

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Brocklesby Close

Gainsborough, DN21 1TT

£105,000



Council Tax: A



# 26 Brocklesby Close

Gainsborough, DN21 1TT

£105,000



## ACCOMMODATION

uPVC double glazed entrance door leading into:

### ENTRANCE HALLWAY

With return staircase rising to the first floor accommodation, radiator and doors giving access to:

### LOUNGE

19'9" x 14'6" (6.02m x 4.43m )

uPVC double glazed window to the rear elevation, radiator, stone brick fireplace with mantle over and surround. Door giving access to:

### REAR RECEPTION/OFFICE

8'10" x 6'0" (2.70m x 1.83m )

uPVC double glazed patio doors to the side elevation.

### BREAKFAST KITCHEN

11'9" x 9'10" (3.59m x 3.01m )

uPVC double glazed window to the front elevation, fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor over, space for appliances including provision for automatic washing machine.

### W.C.

uPVC double glazed window to the front elevation, low level w.c., and hand basin with tiled splashback.

### FIRST FLOOR LANDING

Doors giving access to:

## BEDROOM ONE

13'0" x 10'7" to its maximum dimensions (3.98m x 3.24m to its maximum dimensions)

uPVC double glazed window to the rear elevation, radiator and loft access.

## L SHAPED BEDROOM TWO

14'5" x 9'6" to its maximum dimensions (4.41m x 2.90m to its maximum dimensions)

uPVC double glazed window to the rear elevation, radiator and wall mounted gas fired central heating boiler.

## BEDROOM THREE

9'10" x 8'9" (3.01m x 2.69m )

uPVC double glazed window to the front elevation and radiator.

## BEDROOM FOUR

9'5" x 5'6" (2.89m x 1.70m )

uPVC double glazed window to the front elevation and radiator.

## WET ROOM

9'9" x 6'3" to its maximum dimensions (2.98m x 1.93m to its maximum dimensions)

uPVC double glazed window to the side elevation, w.c. hand basin and electric shower facility, radiator, tiled walls and built in storage cupboard.

## EXTERNALLY

To the front is a fenced garden mainly set to lawn with pathway leading to the front entrance door, to the rear is an enclosed low maintenance gravel garden with Astroturf, seating area and gated access to the rear.

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



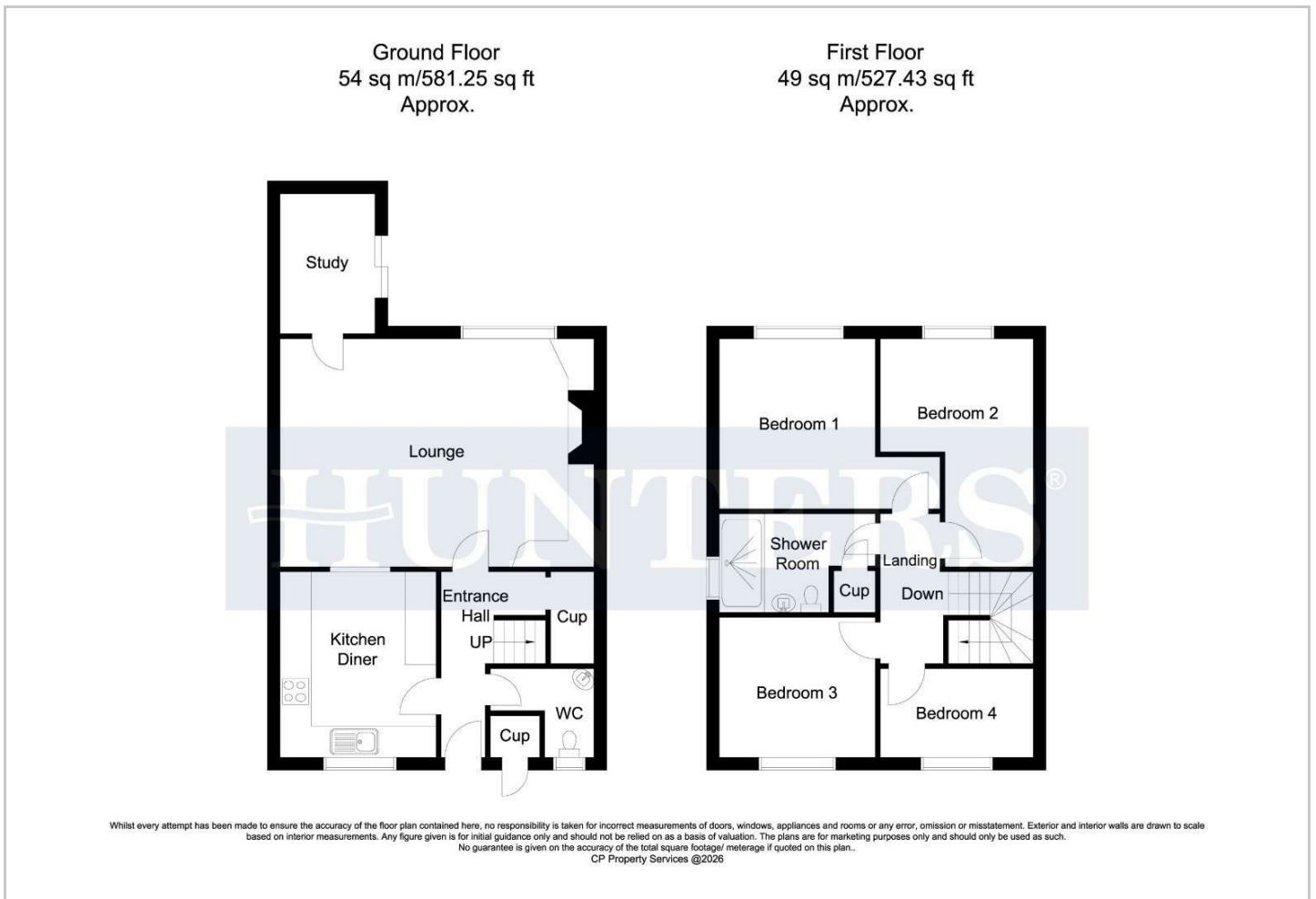
## Hybrid Map



## Terrain Map



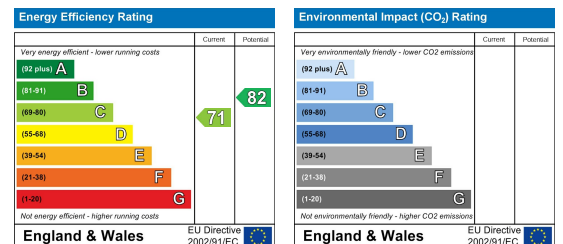
## Floor Plan



## 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.