

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## The Crescent

Lea, Gainsborough, DN21 5HP

£110,000



Council Tax: A



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## ENTRANCE HALLWAY

UPVC double glazed entrance door leading into entrance hallway with stairs rising to the first floor accommodation and door giving access into:

## LOUNGE

13'3" x 13'1" (4.05m x 3.99m)

UPVC double glazed window to the front elevation, wall mounted electric heater, open fronted gas fireplace with back boiler central heating, coving to ceiling and door giving access into

## KITCHEN

10'9" x 8'7" (3.30m x 2.63m)

UPVC double glazed window to the rear elevation and wooden part glazed door to the rear elevation, fitted kitchen comprising of base, drawer and wall units with complementary work surfaces, tiled splashback, inset stainless steel sink and drainer, radiator, part glazed wooden doorway from kitchen into

## SUNROOM

10'8" x 6'9" (3.27m x 2.06m)

Constructed of a wooden low level panel with wooden single glazed windows and entrance door to the rear elevation given access out to the enclosed rear garden, radiator and door giving access into coal shed/pantry measuring 1.68m x 0.93m

## BATHROOM

5'4" x 5'5" (1.63m x 1.67m)

UPVC double glazed window to the side elevation, pedestal wash hand basin, panel sided bath with tiled splashback and door giving access to:

## W/C

5'8" x 2'11" (1.74m x 0.90m)

UPVC double glazed window to the side elevation, low level WC and part wood panel walls.

## FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, loft access and doors in turn giving access to:

## MASTER BEDROOM

13'4" x 10'0" (4.07m x 3.07m)

UPVC double glazed window to the front elevation, radiator, door giving access into useful storage cupboard measuring 1.27m x 0.19m, UPVC double glazed window to the front elevation.

## BEDROOM TWO

11'8" x 8'6" (3.58m x 2.61m)

UPVC double glazed window to the rear elevation and radiator.

## BEDROOM THREE

8'9" x 7'8" (2.67m x 2.35m)

UPVC double glazed window to the rear elevation with countryside views, fitted storage cupboard housing the hot water cylinder.

## EXTERNALLY

Externally to the front is a mature garden mainly set to lawn with mature planted borders and to the rear with countryside views is a mature garden with lawned area, patio, coal shed, further shed and vegetable plot

## TENURE FREEHOLD

## COUNCIL TAX

Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

## BUYER NOTE

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



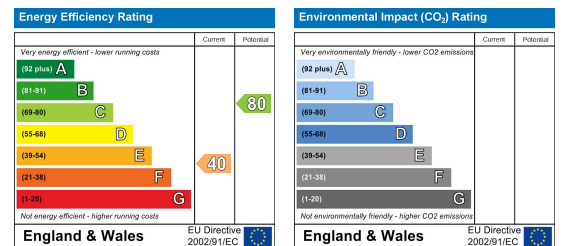
## Floor Plan



## 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.