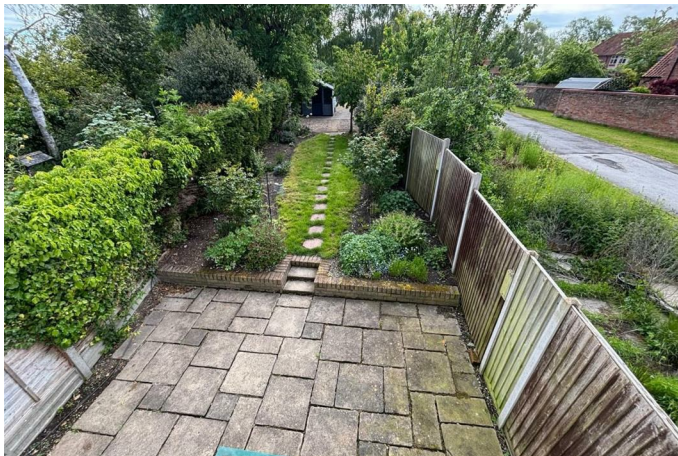




HUNTERS[®]
HERE TO GET *you* THERE

Brampton, Lincoln, LN1 2EG | £225,000
Call us today on 01427 616118



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.

We offer to the market a three bedroom mid terrace character cottage situated in the rural village of Brampton and being located near to the Golf Course. The village has a quiet rural community and is situated between the market town of Gainsborough and the city of Lincoln. The property comprises Living Room, Dining Room, Breakfast Kitchen, three Bedrooms and Bathroom. The property also benefits from double glazing, oil fired central heating and a rear garden which provides off street parking for multiple vehicles. NO CHAIN

ACCOMMODATION

Entrance door leading into Entrance Porch and door leading into:

LOUNGE

12'11" x 12'0"

Double glazed window to the front elevation, feature fire surround and hearth with multi fuel burner, radiator and laminate flooring.

DINING ROOM

12'11" x 12'0"

Laminate flooring, wooden feature fire surround and radiator.

KITCHEN

15'1" x 8'11"

Double glazed window to the rear elevation, fitted kitchen comprising wall and base units with complementary worksurface, tiled splashbacks, inset stainless steel sink and drainer with mixer tap over, plumbing for automatic washing machine and dishwasher, electric point and recess for cooker, ceramic tiled floor, radiator.

BEDROOM ONE

12'0" x 11'3"

Double glazed window to the front elevation, built in wardrobes and drawers, original feature fireplace and radiator.

BEDROOM TWO

8'9" x 8'0"

Double glazed window to the rear elevation and radiator.

BEDROOM THREE

8'9" x 6'5"

Double glazed window to the rear elevation and radiator.

BATHROOM

10'0" x 8'7"

Panel bath with central mixer taps and electric shower over, hand basin, low level w.c., airing cupboard with shelved storage, extractor fan.

EXTERNALLY

Parking area with space for two vehicles, access to the rear from the side of the cottage. The rear garden has a paved patio area, lawned area and boundaries of fencing.

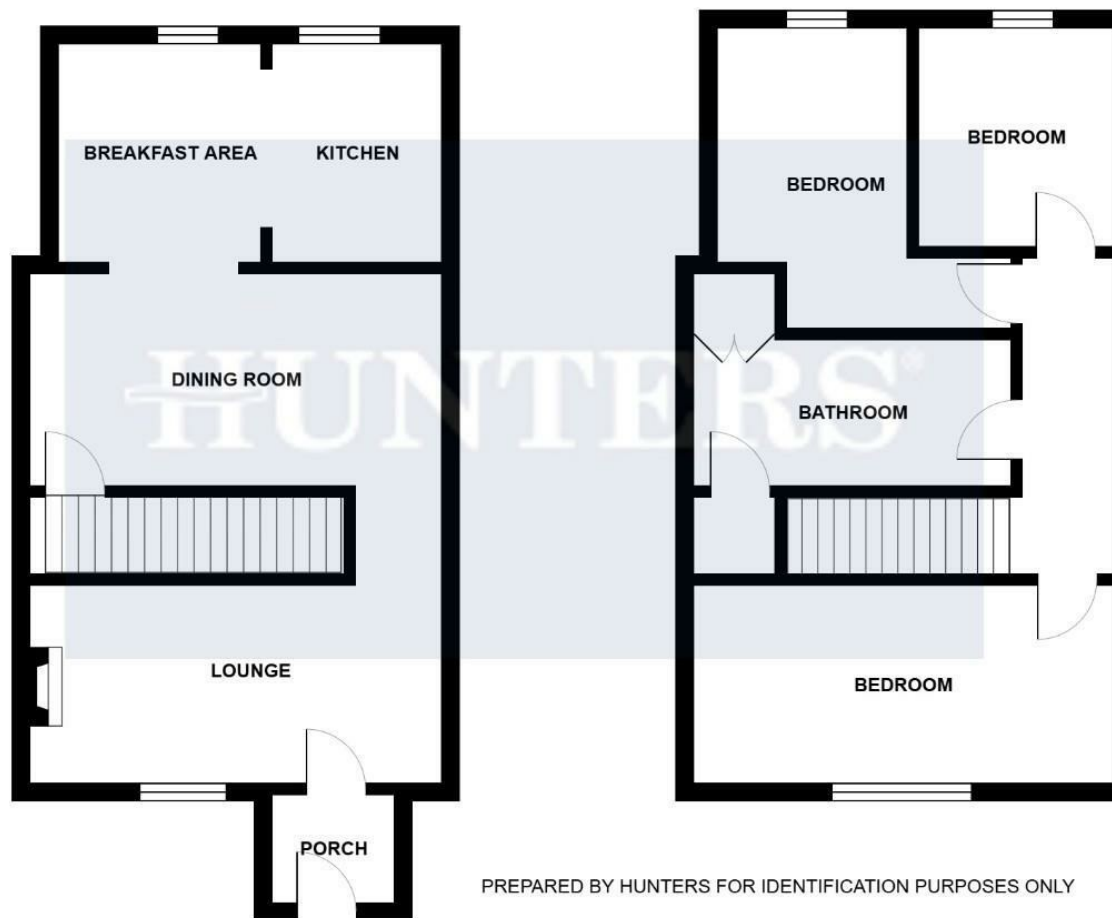
COUNCIL TAX

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

TENURE - FREEHOLD

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



PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

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.

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