

# HUNTERS®

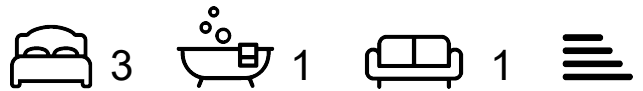
HERE TO GET *you* THERE



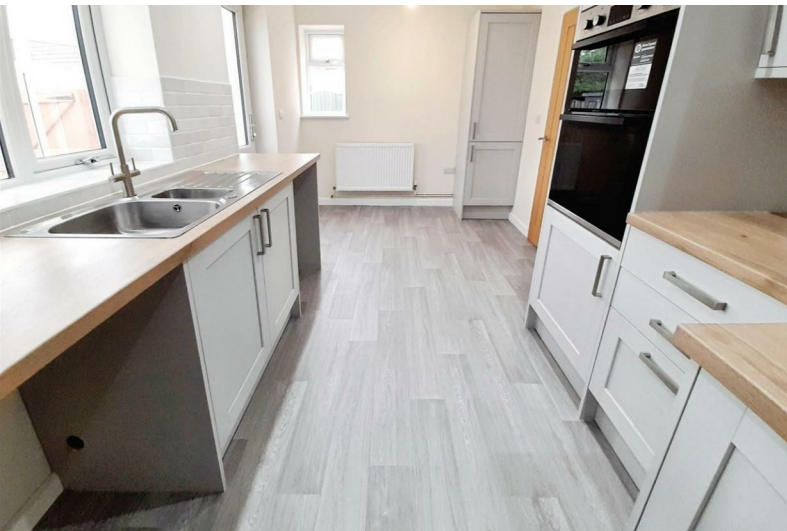
## Queensfield

Gainsborough, DN21 2TN

Asking Price £165,000



Council Tax: A





# 36 Queensfield

Gainsborough, DN21 2TN

Asking Price £165,000



## ACCOMMODATION

Composite double glazed entrance door leading into:

### ENTRANCE HALLWAY

Radiator, stairs rising to the first floor accommodation, wooden door giving access into:

### LOUNGE

15'10" x 14'4" to its maximum dimensions (4.83m x 4.37m to its maximum dimensions)  
uPVC double glazed window to the front elevation and radiator. Door giving access to:

### W.C.

6'1" x 2'9" (1.87m x 0.85m )  
uPVC double glazed window to the side elevation, w.c. and hand basin with tiled splashback.

### BREAKFAST KITCHEN

17'4" x 8'7" (5.30m x 2.63m )

Door from Lounge.

Newly fitted kitchen comprising base, drawer, wall and larder units with complementary work surfaces, tiled splashback, integrated double oven, four ring electric hob with extractor over, provision for automatic washing machine and space for further appliances. uPVC double glazed windows to both the rear and side elevations and uPVC double glazed entrance door giving access out to the Conservatory, radiator and inset spotlights to the ceiling.

### CONSERVATORY

15'9" x 6'10" (4.82m x 2.10m )

Constructed on a low level wall with uPVC double glazed frames, sloped roof, French doors giving access out to the rear garden and double glazed entrance door to the side elevation.

## FIRST FLOOR LANDING

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

### MASTER BEDROOM

14'0" x 8'4" (4.27m x 2.55m)

uPVC double glazed window to the rear elevation and radiator.

### BEDROOM TWO

9'10" x 9'4" (3.02m x 2.87m )

uPVC double glazed window to the front elevation and radiator.

### BEDROOM THREE

10'7" x 8'7" (3.25m x 2.64m )

uPVC double glazed window to the rear elevation and radiator.

### L SHAPED FAMILY BATHROOM

7'1" x 6'2" to its maximum dimensions (2.18m x 1.88m to its maximum dimensions)

uPVC double glazed window to the front elevation, suite comprising w.c., pedestal wash hand basin with tiled splashback, panel sided bath with tiled splashback and electric shower over, radiator.

## EXTERNALLY

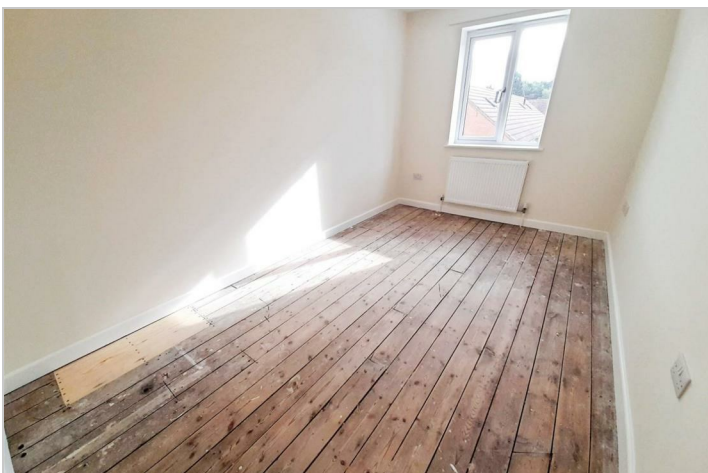
To the front is a low maintenance garden with lawn area with wood chip border feature and slate chipped border, to the front slabbed pathway leads to the front entrance door and gravel driveway allowing off road parking for multiple vehicles leading to the single garage with up and over door, light and power. The gated enclosed rear garden is mainly set to lawn with planted borders.

## 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



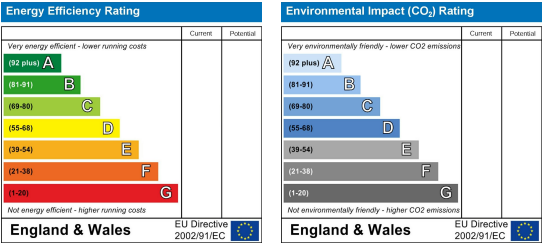
Floor Plan



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.