HUNTERS®

HERE TO GET *you* THERE



Hotspur Road

Gainsborough, DN21 2RX

Asking Price £93,000

3 1 2 E

We welcome to the market with NO ONWARD CHAIN for ease of purchase a three bedroom semi detached traditionally built house located in a popular residential area within the market town of Gainsborough which is well served with amenities including retail complex, a number of schools including the Queen Elizabeth High School, leisure facilities, restaurants and cafes and the riverside. VIEWING RECOMMENDED.







ACCOMMODATION
uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY
Laminate flooring, radiator. Doors giving access to Cellar measuring 4.21m x 3.64m and further door giving access into:

LOUNGE 13'6" x 10'10" to its maximum dimensions (4.14m x 3.31m to its maximum dimensions)
Double glazed bay window to the front elevation, radiator, tiled fireplace and hearth with open fire.

DINING ROOM 12'8" x 10'9" (3.88m x 3.30m)
uPVC double glazed window to the rear elevation, radiator and fireplace with closed fronted stove. Door giving access to stairs rising to the first floor accommodation and further door giving access to:

KITCHEN 10'6" x 6'0" (3.22m x 1.83m)
uPVC double glazed window to the side elevation, fitted kitchen comprising base, drawer and wall units, complementary work surface, tiled splashback, inset ceramic sink and drainer with mixer tap, space for cooker, provision for automatic washing machine and further spaces for low level appliances, radiator and wall mounted gas fired central heating boiler. Doorway gives access to:

REAR LOBBY
uPVC double glazed entrance door to the side elevation and door giving access into:

BATHROOM 6'0" x 6'0" (1.83m x 1.83m)
uPVC double glazed window to the side elevation, suite comprising low level w.c., pedestal wash hand basin, panel sided bath with tiled splashback, radiator and tiled flooring.

FIRST FLOOR LANDING
Doors in turn giving access to:

BEDROOM ONE 13'11" x 11'4" (4.26m x 3.46m)
uPVC double glazed window to the front elevation and radiator.

BEDROOM TWO 12'9" x 10'9" (3.91m x 3.29m)
uPVC double glazed window to the rear elevation, radiator and door giving access to stairs rising to:

ATTIC BEDROOM 13'11" x 15'2" to its maximum dimensions (4.26m x 4.64m to its maximum dimensions)
uPVC double glazed window to the side elevation, radiator and access to storage area.

EXTERNALLY
To the front is a wall and gated low maintenance buffer garden and to the rear an enclosed low maintenance yard.

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 at £45.00 + VAT

PROPERTY INFORMATION FORM
https://app.coadjute.com/ent/share/9529fd2b-8a03-4d4a-9603-33f5b56ac530

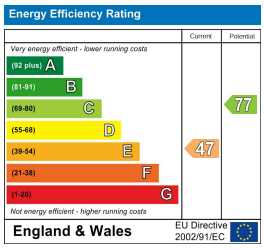
Area Map

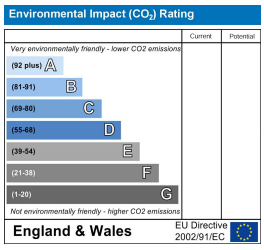


Floor Plans



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.

The Bank, 10a Silver Street, Gainsborough, DN21 2DP
Tel: 01427 616118 Email: Gainsborough@hunters.com https://www.hunters.com