

HUNTERS[®]

HERE TO GET *you* THERE



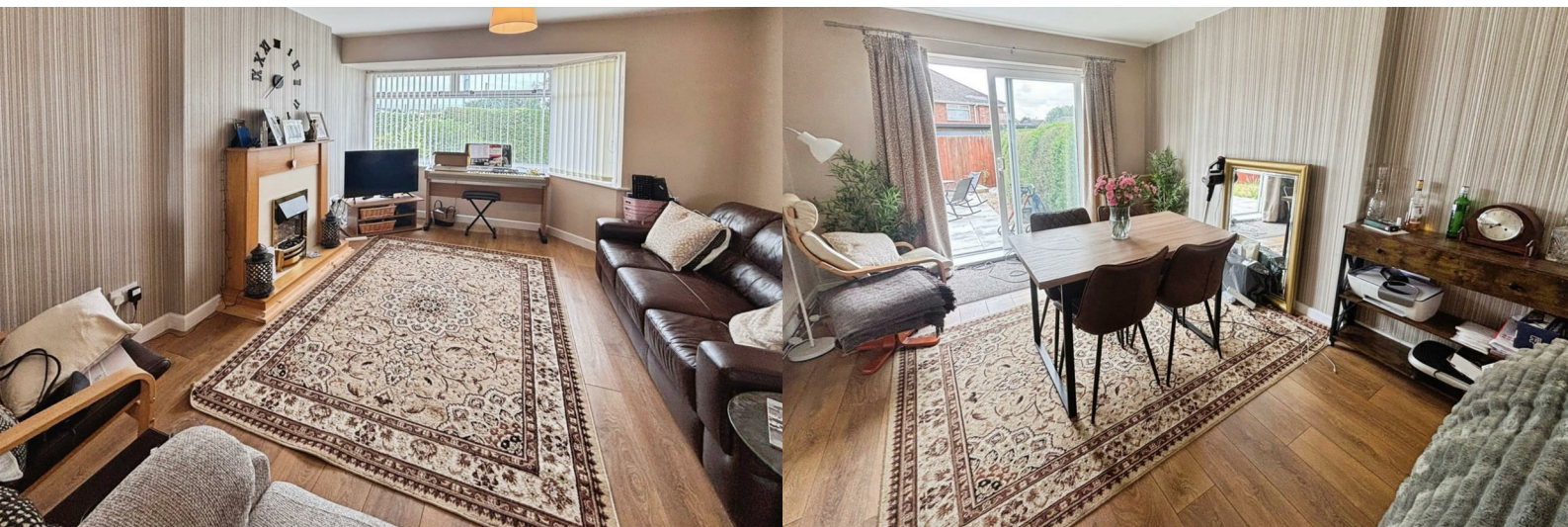
Heapham Road

Gainsborough, DN21 1SW

Asking Price £195,000



Council Tax: B



36 Heapham Road

Gainsborough, DN21 1SW

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ACCOMMODATION

uPVC double glazed entrance door with side window leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator, laminate flooring and doors giving access to:

OPEN PLAN LOUNGE DINING ROOM

28'4" x 12'5" to its maximum dimensions (8.65m x 3.79m to its maximum dimensions)

uPVC double glazed bay window to the front elevation and uPVC double glazed patio doors to the rear elevation, two radiators, laminate flooring and fireplace with electric fire feature.

KITCHEN

9'11" x 7'11" (3.04m x 2.43m)

uPVC double glazed window to the rear elevation, gloss finished 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 with four ring electric hob and extractor over, wall mounted gas fired central heating boiler, inset spotlights to ceiling, laminate flooring and access to understairs storage area. Door giving access into:

UTILITY ROOM

10'0" x 8'5" (3.06m x 2.58m)

uPVC double glazed window to the side elevation and uPVC double glazed entrance door to the rear elevation giving access to the garden, fitted base and drawer units with complementary work surface, provision for automatic washing machine and space for further low level appliances, radiator and laminate flooring.

FIRST FLOOR LANDING

Loft access, linen cupboard and doors giving access to:

BEDROOM ONE

13'10" x 11'4" (4.24m x 3.46m)

uPVC double glazed window to the front elevation, radiator and fireplace with electric fire feature.

BEDROOM TWO

12'0" x 11'3" to its maximum dimensions (3.67m x 3.45m to its maximum dimensions)

uPVC double glazed window to the rear elevation, radiator and laminate flooring.

FAMILY BATHROOM

7'10" x 6'9" (2.39m x 2.06m)

uPVC double glazed window to the rear elevation, suite comprising w.c, pedestal wash hand basin and panel sided bath, mermaid boarding to walls, chrome heated towel rail and laminate flooring.

BEDROOM THREE

12'0" x 7'9" to its maximum dimensions (3.67m x 2.37m to its maximum dimensions)

uPVC double glazed window to the front elevation, radiator and laminate flooring.

SHOWER ROOM

7'11" x 4'8" (2.43m x 1.44m)

uPVC double glazed window to the side elevation, suite comprising w.c, pedestal wash hand basin and double shower cubicle, mermaid boarding to walls, laminate flooring.

BEDROOM FOUR

9'11" x 7'8" (3.03m x 2.35m)

uPVC double glazed window to the rear elevation and radiator.

BEDROOM FIVE

10'4" x 7'6" (3.17m x 2.30m)

uPVC double glazed window to the front elevation and radiator.

EXTERNALLY

To the front is a block paved driveway allowing off road parking for multiple vehicles leading to the integral single Garage, low maintenance gravel garden which is hedge lined. To the rear the enclosed garden is mainly set to lawn with slabbed patio area and fruiting trees.

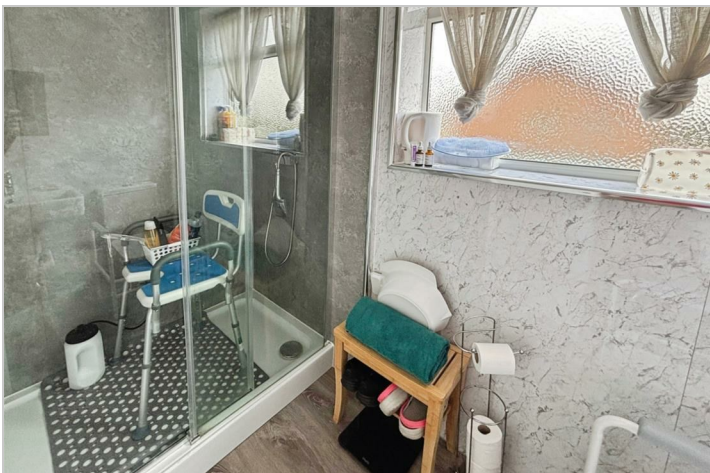
TENURE - Freehold

COUNCIL TAX

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

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



Road Map



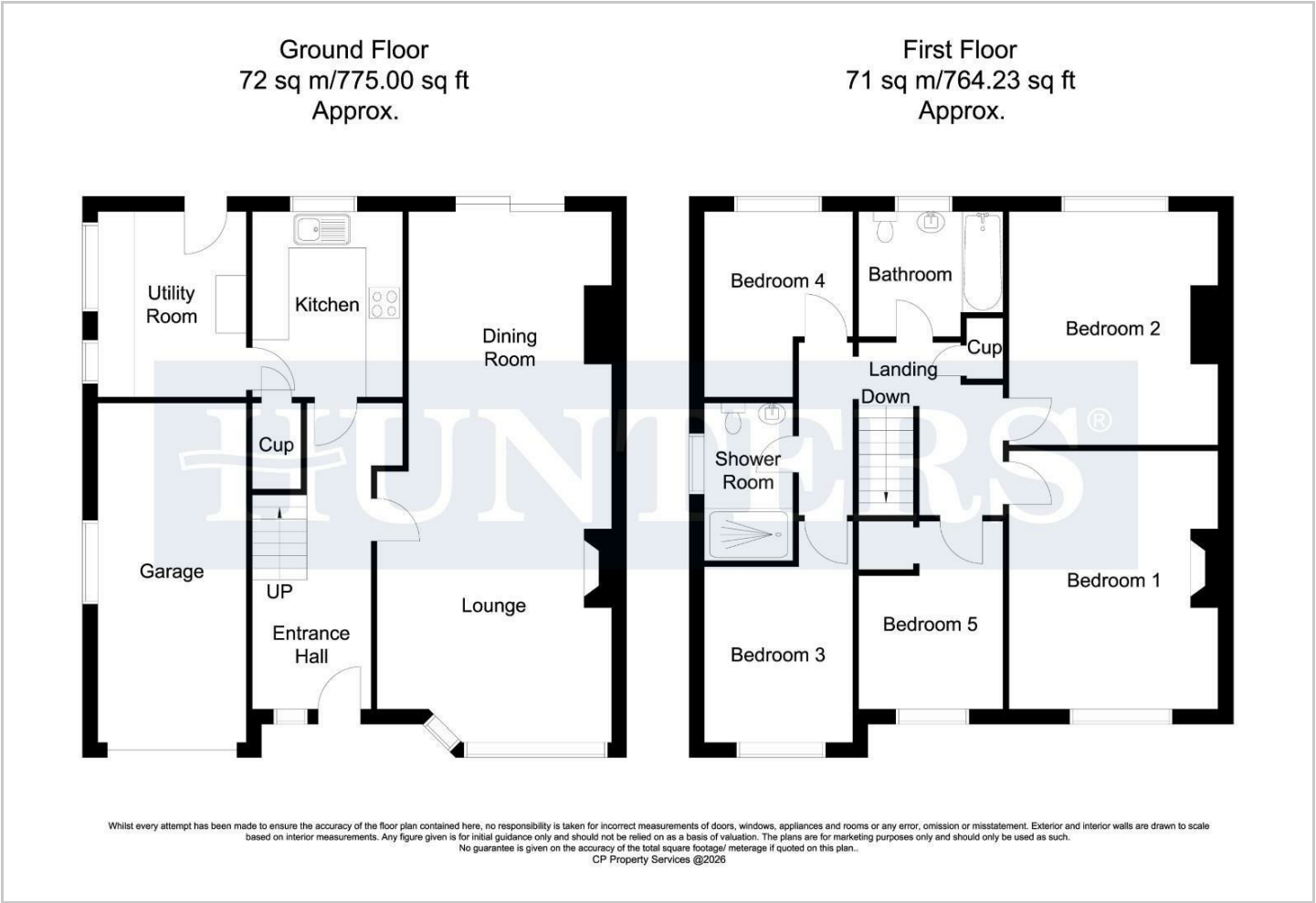
Hybrid Map



Terrain Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.

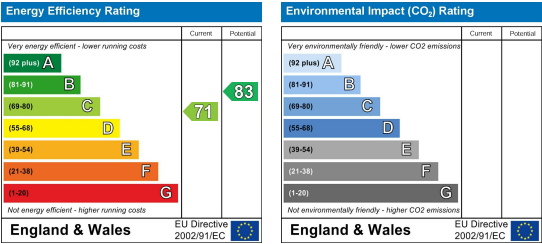
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.

CP Property Services @2026

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.