



Willingham Road

Kexby, Gainsborough, DN21 5ND

Offers In The Region Of £170,000



CREATE YOUR OWN STAMP - This detached two bedroom bungalow is an unfinished self build property that needs internally finishing throughout. The property offers an open - plan layout with the potential to create a main reception area with kitchen, subject to completion works. Bedrooms are described as doubles plus separate room for a bathroom to be fitted. Externally the bungalow offers off road parking and double garage / workshop.



Living Area (Open plan) 16'4" x 19'10" (4.98m x 6.07m)

Bedroom One 8'9" x 12'1" (2.69m x 3.7m)

Ensuite 2'10" x 5'3" (0.87m x 1.61m)

Bedroom Two 12'4" x 7'3" (3.77m x 2.22m)

Bathroom 6'0" x 6'8" (1.85m x 2.05m)

Tenure - Freehold

Council Tax

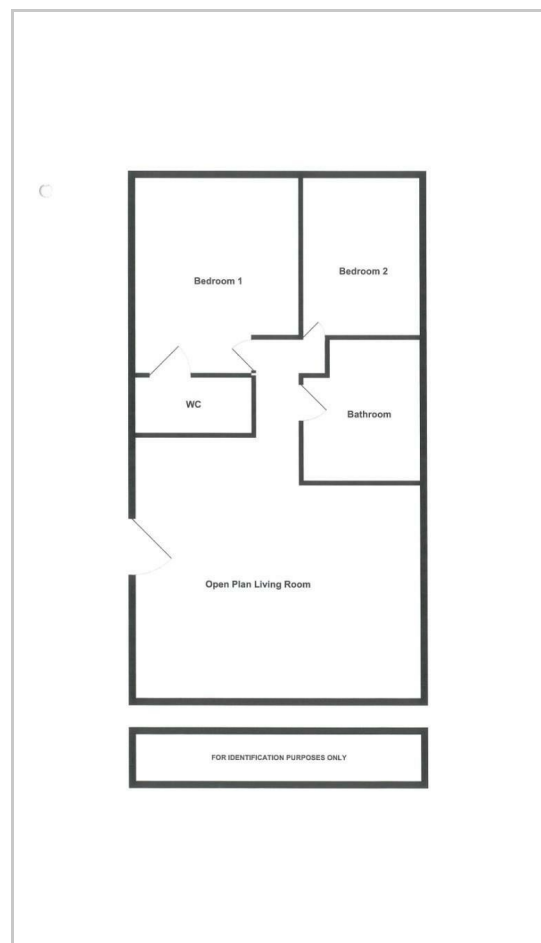
We are advised through West Lindsey Council that this is yet to be assessed.

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

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.

124 Trinity Street, Gainsborough, DN21 1JD

Tel: 01427 616118 Email: Gainsborough@hunters.com <https://www.hunters.com>