

# HUNTERS®

HERE TO GET *you* THERE



Woodhill Avenue

Gainsborough, DN21 1FB

Offers Over £270,000



Council Tax: C





# 12 Woodhill Avenue

Gainsborough, DN21 1FB

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## ACCOMMODATION

Double glazed composite entrance door with side window leading into:

## ENTRANCE PORCH

With wooden flooring, radiator, coving to ceiling and part glazed door with access into:

## ENTRANCE HALLWAY

Useful storage cupboard, stairs rising to first floor accommodation, continuation of wooden flooring, radiator, coving to ceiling and door giving access to Garage further doors giving access to:

## LOUNGE

15'10" x 9'10" to maximum dimensions (4.85 x 3.00 to maximum dimensions)

uPVC double glazed windows to both the front and side elevations, two radiators, marble fireplace and hearth with ornate surround and inset open fronted gas fire, coving to ceiling and door giving access to Kitchen Diner.

## OPEN PLAN KITCHEN DINER

23'9" x 12'10" to maximum dimensions (7.26 x 3.92 to maximum dimensions)

uPVC double glazed windows to the rear elevation looking out to the garden, uPVC double glazed French doors giving access out to the patio area and lawned garden beyond, Dove grey gloss finished fitted kitchen comprising base, and drawer units with integrated sink and drainer and mixer tap over, integrated dishwasher, fridge and freezer, integrated electric oven, breakfast bar with ceramic four ring induction hob with centre counter extractor, spotlights to ceiling and kickboard lighting.

## DOWNSTAIRS W.C.

4'8" x 2'10" (1.44 x 0.88)

uPVC double glazed window to the side elevation, two piece suite comprising w.c., pedestal wash hand basin with splashback, radiator, wooden flooring and coving to ceiling.

## INTEGRAL GARAGE

With light and power.

## FIRST FLOOR LANDING

uPVC double glazed window to the side elevation, radiator, loft access, access to airing cupboard, coving to ceiling and doors giving access to:

## L SHAPED MASTER BEDROOM

16'11" x 11'2" to maximum dimensions (5.16 x 3.41 to maximum dimensions)

Two uPVC double glazed windows to the front elevation, radiator, coving to ceiling, range of gloss fitted wardrobes including shelving unit and useful storage. Door giving access into:

## EN SUITE SHOWER ROOM

6'6" x 5'2" (2.00 x 1.60)

uPVC double glazed window to the side elevation, three piece suite comprising w.c., hand basin mounted in vanity base unit, corner shower cubicle with tiled splashback, tiled flooring, chrome heated towel rail,

## BEDROOM TWO

11'10" x 10'5" to maximum dimensions (3.62 x 3.19 to maximum dimensions)

uPVC double glazed window to the front elevation, coving to ceiling and triple fitted wardrobe with sliding doors.

#### BEDROOM FOUR

9'0" x 6'6" (2.76 x 1.99)

uPVC double glazed window to the rear elevation and radiator.

#### BEDROOM THREE

12'0" x 7'9" (3.66 x 2.37)

uPVC double glazed window to the rear elevation, radiator and coving to ceiling.

#### FAMILY BATHROOM

6'6" x 6'5" (1.99 x 1.98)

uPVC double glazed window to the rear elevation, three piece suite comprising w.c., hand basin mounted in base vanity unit, panel sided bath with mixer shower attachment, tiled splashback, tiled flooring and chrome heated towel rail.

#### EXTERNALLY

To the front is a driveway allowing off road parking for multiple vehicles leading to the integral single garage and front entrance door. Mature hedge lined lawned garden lies to the side of the property. The enclosed rear garden is set to lawn and patio area with low maintenance composite fencing.

#### COUNCIL TAX

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

#### TENURE - FREEHOLD

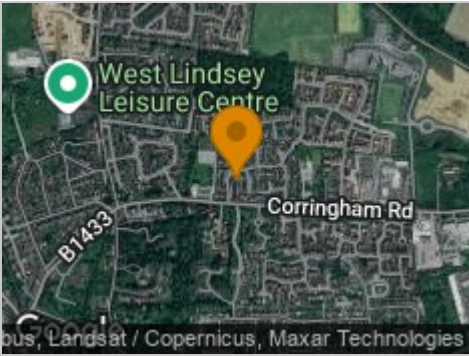




Road Map



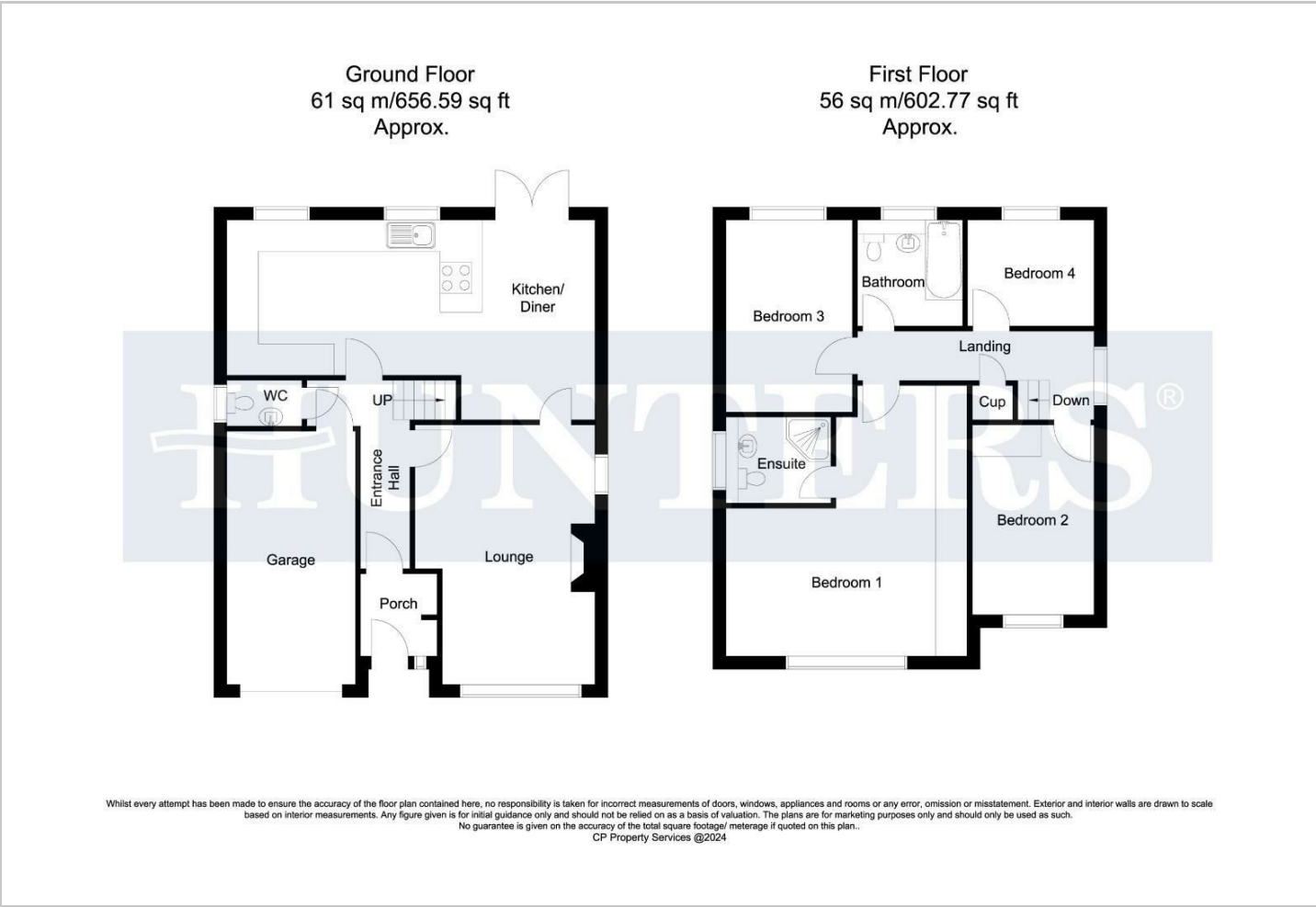
Hybrid Map



Terrain Map



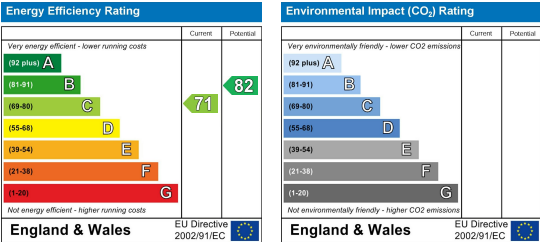
Floor Plan



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.