

# HUNTERS®

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## Handel Court

Gainsborough, DN21 2FD

Asking Price £199,995



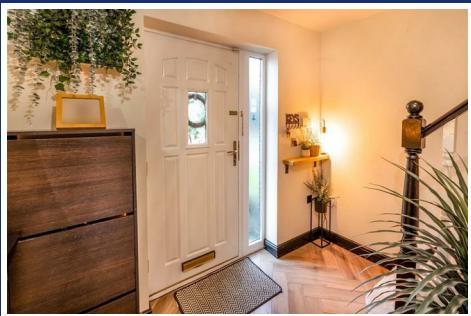
Council Tax: B



# 5 Handel Court

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### ACCOMMODATION

Composite double glazed entrance door leading into:

### ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, radiator, laminate flooring, storage cupboard and doors giving access into:

### LOUNGE

17'10" x 8'5" (5.45m x 2.59m )

uPVC double glazed window to the front elevation, wall mounted heater.

### KITCHEN DINER

18'3" x 14'9" to its maximum dimensions (5.57m x 4.50m to its maximum dimensions)

uPVC double glazed window and French doors to the rear elevation, fitted kitchen comprising base, drawer, wall and larder units with breakfast bar, integrated oven, four ring electric hob, integrated fridge and freezer and washing machine. Flooring continued from the Entrance Hallway, provision for dishwasher and radiator.

### DOWNSTAIRS W.C.

5'2" x 3'10" (1.59m x 1.18m )

Two piece suite comprising w.c. and pedestal wash hand basin with tiled splashback, radiator, flooring continued from the Entrance Hallway.

### FIRST FLOOR LANDING

Stairs rising to second floor accommodation, storage cupboard, uPVC double glazed window to the front elevation and doors in turn giving access to:

### MASTER BEDROOM

13'9" x 11'9" (4.20m x 3.59m )

uPVC double glazed window to the front elevation and radiator.

### BEDROOM

10'7" x 9'1" (3.23m x 2.78m )

uPVC double glazed window to the rear elevation and radiator.

### BEDROOM

9'6" x 8'9" to maximum dimensions (2.90m x 2.68m to maximum dimensions)

Currently used as an Office.

uPVC double glazed window to the rear elevation and radiator.

### FAMILY BATHROOM

5'7" x 5'6" (1.71m x 1.70m )

Suite comprising w.c., pedestal wash hand basin, panel sided bath with shower attachment, part tiled walls, tiled flooring and heated towel rail.

### SECOND FLOOR LANDING

Loft access, radiator and doors in turn giving access to:

### SHOWER ROOM

8'0" x 7'2" (2.46m x 2.20m )

Double glazed velux window, suite comprising w.c., pedestal wash hand basin and shower, part tiled walls with matching tiled flooring, radiator and spotlights to ceiling.

## BEDROOM

14'11" x 11'2" to its maximum dimensions (4.55m x 3.42m to its maximum dimensions)  
uPVC double glazed window to the front elevation and radiator.

## BEDROOM

12'1" x 10'8" to maximum dimensions (3.70m x 3.27m to maximum dimensions)  
uPVC double glazed window to the front elevation and radiator.

## EXTERNALLY

To the front is a block paved driveway allowing off road parking and lawn area with pathway leading to the front entrance door, the enclosed rear garden is mainly laid to lawn with planted borders.

## 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



## Road Map



## Hybrid Map



## Terrain Map



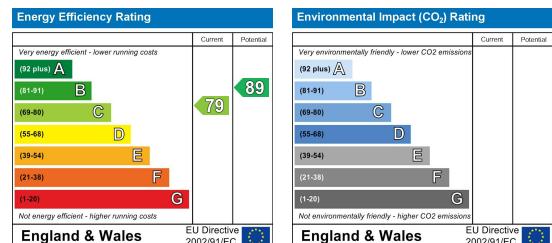
## Floor Plan



## 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.