

HUNTERS[®]

HERE TO GET *you* THERE



Willingham Road

Kexby, Gainsborough, DN21 5ND

Asking Price £365,000



Council Tax: D



Tennyson House Willingham Road

Kexby, Gainsborough, DN21 5ND

Asking Price £365,000



ACCOMMODATION

Solid oak entrance door opening into:

ENTRANCE HALLWAY

With two double glazed windows to either side and doors giving access to Sitting Room and Lounge. Stairs rising to first floor accommodation.

SITTING ROOM

13'8" x 12'2" (4.17m x 3.73m)

Double glazed windows to the front and side elevations, log burner situated in inglenook fireplace, radiator, beams to ceiling and under stairs storage area.

LOUNGE

13'8" x 12'2" (4.17m x 3.71m)

Double glazed window to the front elevation, log burner in inglenook fireplace, beams to ceiling and radiator. Door leading into:

KITCHEN/DINER

19'5" x 13'8" (5.94m x 4.17m)

Range of fitted kitchen units, integrated dishwasher, integrated fridge, Belfast sink, inset spotlights, fitted larder cupboards, range master cooker, tiled flooring, beams to ceiling, double glazed window to the front elevation and double glazed patio doors. Door leading into:

UTILITY ROOM

13'10" x 12'2" (4.22m x 3.73m)

Two uPVC double glazed windows to the side elevation and uPVC double glazed window to the front elevations with entrance door to the front, velux style window, fitted base units, Ideal logic gas boiler. Door opening into:

SHOWER ROOM

Fitted with w.c. and shower cubicle.

FIRST FLOOR LANDING

With doors opening into Bedrooms one and two.

BEDROOM ONE

13'8" x 12'2" (4.17m x 3.73m)

Double glazed window to the front elevation, exposed wood flooring and coving to ceiling.

BEDROOM TWO

13'8" x 12'4" (4.17m x 3.76m)

Double glazed window to the front elevation, radiator, exposed wood flooring, coving to ceiling. Door giving access to :

INNER LANDING

With radiator and exposed wood flooring. Door giving access to Bedroom three and Bathroom.

BEDROOM THREE

10'0" x 10'0" (3.07m x 3.05m)

Double glazed window to the front elevation, radiator and exposed wood flooring.

BATHROOM

13'8" x 9'1" (4.19m x 2.77m)

Four piece suite comprising cast iron roll top bath, fitted shower cubicle, w.c. and wash hand basin, tiled flooring, radiator, airing cupboard housing the hot water cylinder and uPVC window to the side elevation.

EXTERNALLY

Gated entrance leads to an extensive gravelled driveway providing off road parking and hardstanding for multiple vehicles. Raised garden area and outbuilding (6.96m x 2.97m)

TENURE - Freehold

COUNCIL TAX

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

'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'



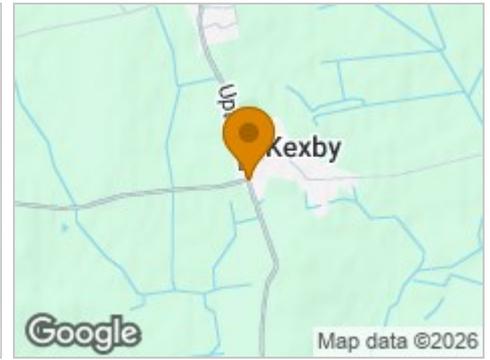
Road Map



Hybrid Map



Terrain Map



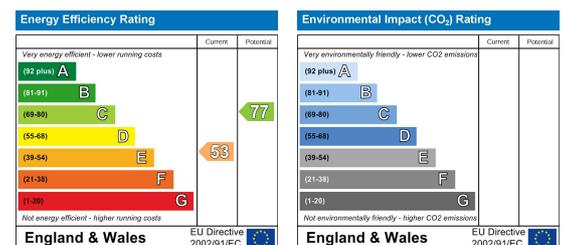
Floor Plan



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.