

# HUNTERS<sup>®</sup>

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## Ling Drive

Gainsborough, DN21 1GT

Asking Price £185,000



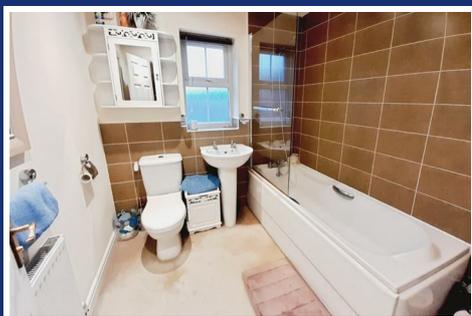
Council Tax: B



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## ACCOMMODATION

Composite double glazed entrance door leading into:

### ENTRANCE HALLWAY

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

### KITCHEN

10'1" x 6'4" (3.09m x 1.95m )  
uPVC double glazed window to the front elevation, fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor over, provision for automatic washing machine, space for fridge freezer, radiator and spotlights to ceiling.

### LOUNGE

15'5" x 13'7" (4.72m x 4.15m )  
Door giving access to useful under stairs storage area, two radiators and fireplace with electric fire feature, coving to ceiling and opening into:

### CONSERVATORY

10'8" x 7'9" (3.26m x 2.38m )  
Constructed on a low level wall with uPVC double glazed frame, French doors to the rear access opening to the low level maintained enclosed garden, pitched roof and radiator.

### DOWNSTAIRS W.C.

5'4" x 3'4" (1.65m x 1.02m )  
Comprising w.c. and hand basin with tiled splashback, laminate flooring continued from the Hallway and radiator.

## FIRST FLOOR LANDING

With stairs rising to the second floor accommodation and doors giving access to:

### BEDROOM

13'6" x 9'8" to the maximum dimensions (4.14m x 2.96m to the maximum dimensions)  
uPVC double glazed window to the rear elevation and radiator.

### FAMILY BATHROOM

7'1" x 6'9" (2.16m x 2.07m )  
uPVC double glazed window to the side elevation, suite comprising w.c., pedestal wash hand basin, panel sided bath with part tiled walls, radiator and spotlights to ceiling.

### BEDROOM THREE

13'8" x 8'7" to its maximum dimensions (4.17m x 2.64m to its maximum dimensions)  
Two uPVC double glazed windows to the front elevation and radiator.

## SECOND FLOOR QUARTER LANDING

Door giving access to:

### MASTER BEDROOM

19'3" x 9'11" (5.88m x 3.04m )  
uPVC double glazed window to the front elevation, two radiators, loft access, fitted triple wardrobe, access to useful storage cupboard and door giving access to:

### EN SUITE SHOWER ROOM

7'5" x 6'4"n (2.27m x 1.95n)  
Suite comprising w.c, pedestal wash hand basin and shower cubicle, part tiled walls, inset spotlights to ceiling, radiator and window.

## EXTERNALLY

To the front is a low maintenance buffer garden with pathway leading to the entrance door, to the side of this is an outside storage cupboard, housing the combi gas fired central heating boiler, driveway allowing off road parking for multiple vehicles leading to the single brick build garage with up and over door, light and power, To the rear is an enclosed low maintenance garden with patio area and decking area.

## 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



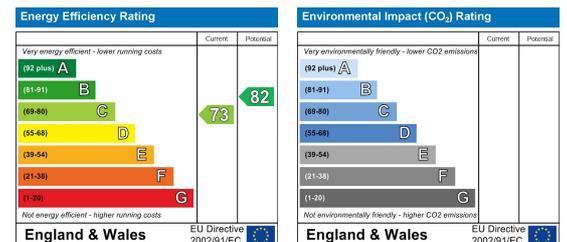
## Floor Plan



## 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.