



## Church View

Lea, Gainsborough, DN21 5EG

Asking Price £145,000



We offer to the market with NO ONWARD CHAIN a two bedroom semi detached house located in the popular village of Lea to the southside of the market town of Gainsborough which is well served with amenities including Marshalls Yard retail complex, cafes and restaurants, leisure facilities and schooling. VIEWING IS HIGHLY RECOMMENDED.



## ACCOMMODATION

uPVC double glazed door leading into Entrance Porch with radiator and archway giving access to:

**LOUNGE 16'1" x 12'6" (4.91m x 3.83m )**

uPVC double glazed window to the front elevation, radiator, marble fireplace and hearth with wood surround, stairs rising to first floor accommodation and coving to ceiling. Door giving access to:

**KITCHEN DINER 12'5" x 10'4" (3.80m x 3.17m )**

uPVC double glazed window and French doors to the rear elevation, Fitted kitcehn comprising base, drawer and wall units with complementary work surface, tiled splashbacks, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractroer over, provision for automatic washing machine and space for fridge freezer.

## FIRST FLOOR LANDING

Loft access, radiator and airing cupboard. Doors giving access to:

**BEDROOM ONE 12'6" x 11'11" (3.82m x 3.65m )**

uPVC double glazed window to the front elevation and radiator.

**BEDROOM TWO 12'6" x 8'7" (3.83m x 2.63m )**

uPVC double glazed window to the rear elevation and radiator.

**BATHROOM 8'7" x 5'8" to its maximum dimensions (2.63m x 1.75m to its maximum dimensions)**

uPVC double glazed window to the side elevation, suite comprising w.c., pedestal wash hand basin and panel sided bath with mixer shower over, part tiled walls and radiator.

## EXTERNALLY

To the front is a low maintenance garden with planted borders, block paved dirveway allowing off road parking for multiple vehicles leading to the singe brick built garage. The enclosed rear garden is mainly set to lawn with patio and planted borders.

## COUNCIL TAX

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

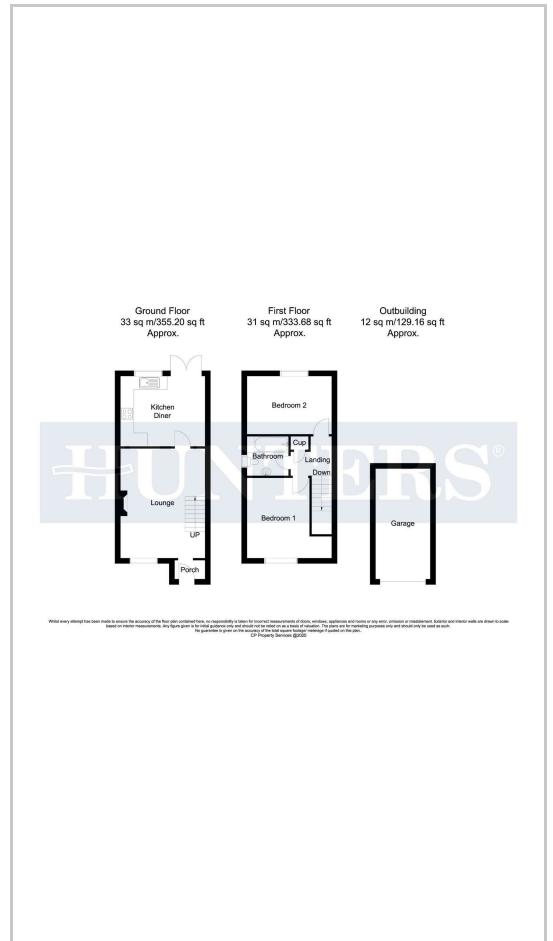
## TENURE - Freehold

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

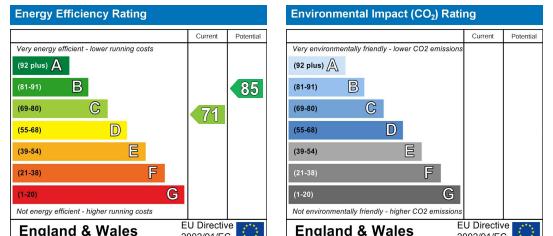
## Area Map



## 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.