

# HUNTERS®

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## Foxby Hill

Gainsborough, DN21 1PN

Prices From £209,995



\*\*PRICES FROM \*\*

With four bedrooms, an en suite and a kitchen / diner, the Ryebank is a home you can be proud to call your own. Downstairs accommodation comprises lounge, WC and kitchen / diner which spans the rear of the home. It also has French doors so you can make the most of your garden too. With four bedrooms and a family bathroom upstairs with Bedroom one having an ensuite.

Tenure: Freehold.



## ROOM DIMENSIONS

### Ground Floor

- Kitchen / Dining - 3285mm x 5605mm or 10' 9" x 18' 5"
- Lounge - 5082mm x 3325mm or 16' 8" x 10' 11"
- WC - 2010mm x 907mm or 6' 7" x 3' 0"

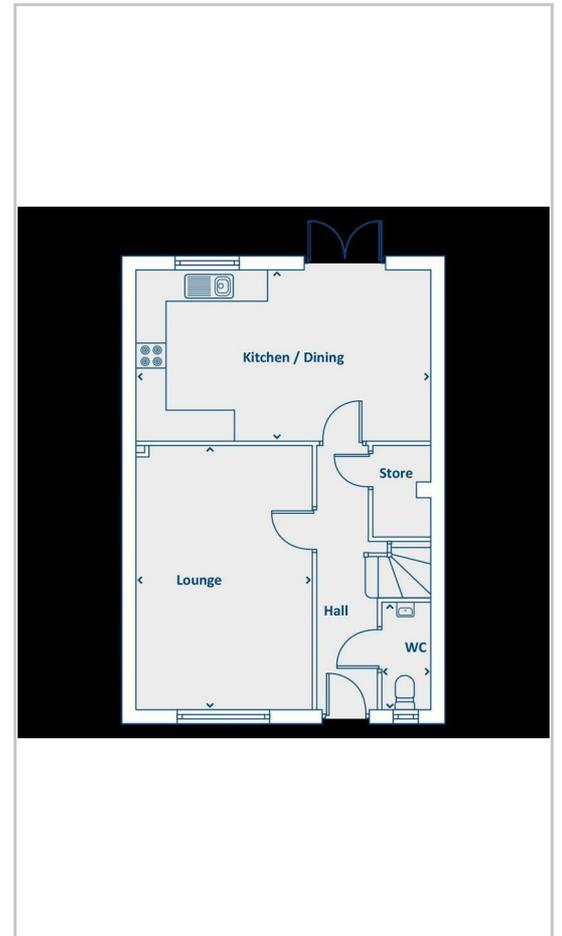
### First Floor

- Bathroom - 2093mm x 1700mm or 6' 10" x 5' 7"
- Bedroom 1 - 3469mm x 2761mm or 11' 5" x 9' 1"
- Bedroom 2 - 3149mm x 2761mm or 10' 4" x 9' 1"
- Bedroom 3 - 2112mm x 2751mm or 6' 11" x 9' 0"
- Bedroom 4 - 2010mm x 2751mm or 6' 7" x 9' 0"
- En suite - 1644mm x 2761mm or 5' 5" x 9' 1"

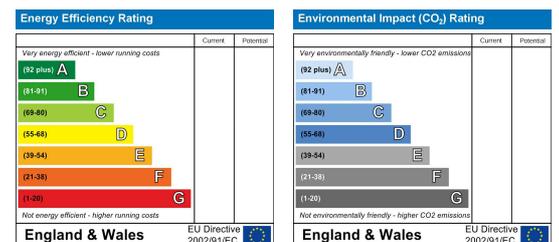
## Area Map



## 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.

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