

# HUNTERS<sup>®</sup>

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## Mayflower Close

Gainsborough, DN21 1AU

Asking Price £195,000



Council Tax: B



# 25 Mayflower Close

Gainsborough, DN21 1AU

Asking Price £195,000



## ACCOMMODATION

Composite double glazed entrance door leading into:

### ENTRANCE HALLWAY

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

### OPEN PLAN LOUNGE DINING ROOM

24'0" x 10'11" to its maximum dimensions (7.32m x 3.34m to its maximum dimensions)

uPVC double glazed window to the front elevation with radiator below, second radiator, air conditioning unit and uPVC double glazed French doors with side windows to the rear elevation giving access out to the decking area and enclosed garden beyond, laminate flooring continued from the Hallway.

### KITCHEN

12'5" x 8'9" (3.81m x 2.67m )

uPVC double glazed windows to the rear and side elevations, gloss finished fitted kitchen comprising base, drawer and wall units with complementary work surfaces inset ceramic sink and drainer with mixer tap, tiled splashback, integrated double oven and four ring gas hob with extractor over, space for fridge freezer and dishwasher and provision for automatic washing machine, tiled flooring, chrome heated towel rail. Door giving access to under stairs storage area and double glazed composite entrance door to the side elevation giving access to the attached Garage.

### FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation and doors in turn giving access to:

### MASTER BEDROOM

13'8" x 10'11" (4.18m x 3.34m )

uPVC double glazed window to the front elevation with radiator below and air conditioning.

### BEDROOM TWO

10'11" x 9'11" (3.334m x 3.04m )

uPVC double glazed window to the rear elevation with radiator below.

### BEDROOM THREE

8'5" x 6'11" (2.59m x 2.12m )

uPVC double glazed window to the front elevation, radiator and loft access.

### FAMILY BATHROOM

6'10" x 5'6" (2.09m x 1.68m )

uPVC double glazed window to the rear elevation, suite comprising w.c, pedestal wash hand basin, pear shaped bath with mixer shower over, part tiled walls and chrome heated towel rail.

### EXTERNALLY

To the front the garden is mainly set to lawn with driveway for off road parking leading to the attached single Garage with light and power. Pathway leads to the front entrance door and to the rear is an enclosed garden mainly set to lawn with decking area and separate sectional workshop.

### 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

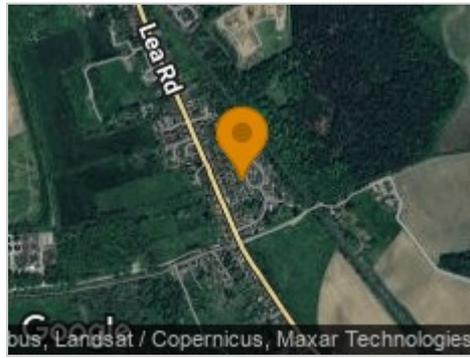
conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



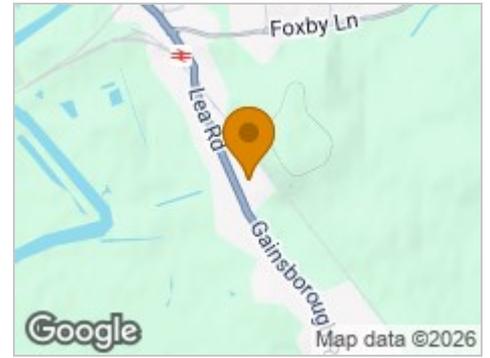
## Road Map



## 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.