

HUNTERS®

HERE TO GET *you* THERE



Trinity Street
Gainsborough, DN21 1JN

£100,000



Council Tax: A



148 Trinity Street

Gainsborough, DN21 1JN

£100,000



ACCOMMODATION

Double glazed Entrance door leading into:

ENTRANCE PORCH

Tiled floor and decorative glazed door leading into:

ENTRANCE HALL

Stairs to first floor accommodation, laminate flooring, cornice to ceiling and radiator.

DOWNSTAIRS W.C.

w.c. and laminate flooring.

LOUNGE

16'1" x 11'3" to maximum dimensions (4.90 x 3.43 to maximum dimensions)

Feature fireplace with granite hearth and open grate fire, three part double glazed bay window to the front elevation, cornice to ceiling and radiator.

DINING ROOM

12'2" x 9'11" (3.71 x 3.02)

Feature fire surround with coal effect fire, radiator and cornice to ceiling.

KITCHEN

13'5" x 9'6" (4.09 x 2.9)

Range of modern units to base and eye level, granite worktops with sink and drainer and mixer tap, integrated stainless steel oven and hob with extractor over, space and plumbing for washing machine, radiator and double glazed window to the side elevation.

FIRST FLOOR LANDING

Stairs to the second floor accommodation. Doors leading to:

MASTER BEDROOM

15'2" x 11'7" (4.62 x 3.53)

Feature open grate fire, radiator and double glazed window to the front elevation.

EN SUITE

Low level flush w.c., pedestal wash hand basin with mixer tap and separate shower cubicle with tiled walls and shower, tiled flooring and double glazed window to the front elevation.

BEDROOM TWO

15'5" x 8'7" (4.7 x 2.62)

Feature fireplace with decorative fire, radiator and double glazed window to the rear elevation.

BATHROOM

White three piece suite comprising low level w.c., pedestal wash hand basin and bath with Triton shower over, radiator, wood finish flooring and double glazed window to the rear elevation.

UTILITY AREA/WASH ROOM

Double glazed window to the side elevation, plumbing for washing machine and vent for tumble dryer.

SECOND FLOOR LANDING

Doors giving access to:

BEDROOM THREE

10'1" x 8'9" (3.07 x 2.67)

Double glazed velux window to the front elevation and radiator.

BEDROOM FOUR

9'7" x 8'0" (2.92 x 2.44)

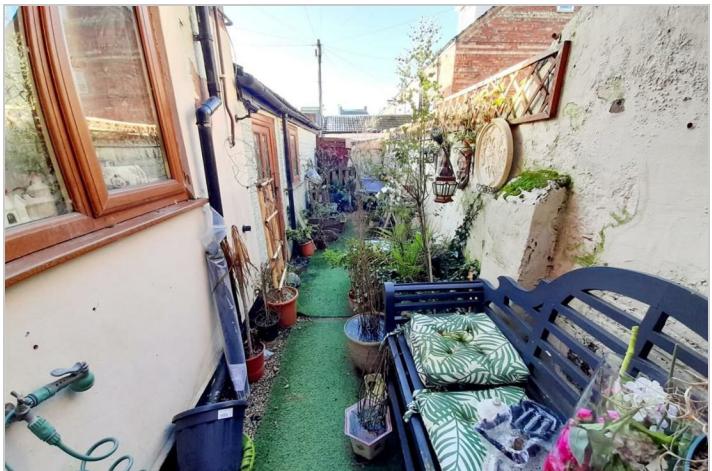
Double glazed Velux window and radiator.

EXTERNALLY

To the rear is an enclosed yard and single Garage.

COUNCIL TAX

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



Road Map



Hybrid Map



Terrain Map



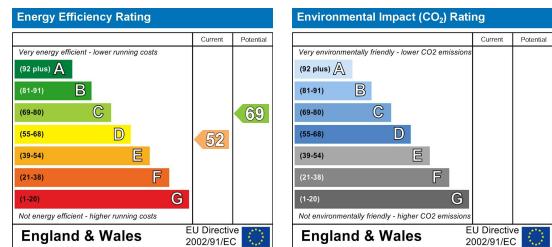
Floor Plan



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.