

# HUNTERS®

HERE TO GET *you* THERE



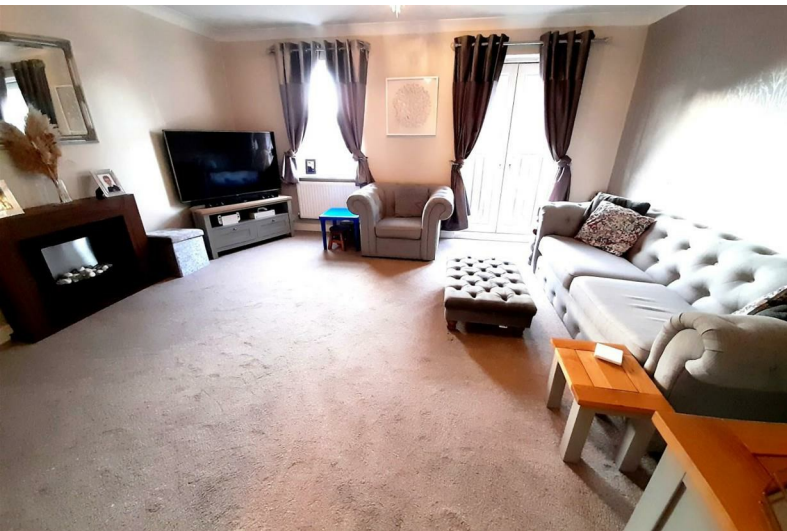
## Fosseway

Gainsborough, DN21 1WD

£165,000



Council Tax: B





# 8 Fosseway

Gainsborough, DN21 1WD

£165,000



## ACCOMMODATION

Composite entrance door leading into:

### ENTRANCE HALLWAY

Laminate flooring and stairs rising to the first floor accommodation. Door giving access to integral Garage and storage cupboard further doors giving access to:

### DOWNSTAIRS SHOWER ROOM

9'6" x 2'11" (2.90 x 0.9)

Suite comprising w.c., pedestal wash hand basin with tiled splashback and single shower cubicle, tiled flooring and radiator.

### UTILITY ROOM

7'8" x 6'0" (2.34 x 1.85)

uPVC double glazed entrance door to the rear elevation giving access out to the enclosed rear garden, fitted base and drawer units with complementary work surface, inset sink and drainer with mixer tap, provision for automatic washing machine, wall mounted gas fired central heating boiler, laminate flooring continued from the Hallway and radiator.

### BEDROOM THREE

8'10" x 7'8" (2.71 x 2.34 )

Currently used as a study.

uPVC double glazed window to the rear elevation, laminate flooring and radiator.

### INTEGRAL SINGLE GARAGE

With light and power and roller door.

### FIRST FLOOR LANDING

Stairs rising to second floor accommodation and doors giving access to:

## LOUNGE

15'7" x 15'5" (4.76 x 4.71)

uPVC double glazed window and French doors with Juliet balcony to the front elevation, two radiators and coving to ceiling.

### L SHAPED KITCHEN DINER

15'5" x 12'10" to maximum dimensions (4.72 x 3.92 to maximum dimensions)

Two uPVC double glazed windows to the rear elevation, modern fitted kitchen comprising base, drawer and wall units with complementary work surface, kickboard lighting, tiled splashbacks, inset ceramic sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor fan over, space for freezer, laminate flooring and radiator.

### SECOND FLOOR LANDING

Loft access and doors giving access to:

### L SHAPED MASTER BEDROOM

15'5" x 13'8" to maximum dimensions (4.70 x 4.19 to maximum dimensions)

Two uPVC double glazed windows to the front elevation, radiator and laminate flooring. Door giving access to:

### EN SUITE BATHROOM

6'7" x 5'9" (2.01 x 1.76)

Suite comprising w.c., pedestal wash hand basin, panel sided 'P' shaped bath with tiled splashback and mixer shower over, tiled flooring and chrome heated towel rail.

## BEDROOM TWO

15'5" x 11'5" to maximum dimensions (4.72 x 3.49 to maximum dimensions)

Two uPVC double glazed windows to the rear elevation, radiator, airing cupboard and door giving access to:

## EN SUITE SHOWER ROOM

6'1" x 5'8" (1.86 x 1.75)

Suite comprising w.c., pedestal wash hand basin with tiled splashback and single shower cubicle, laminate flooring and radiator.

## EXTERNALLY

To the front the driveway allows off road parking for multiple vehicles leading to the integral garage and front entrance door with access to the side leading to the enclosed rear garden which is mainly set to lawn with patio area to the rear and low maintenance 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



Road Map



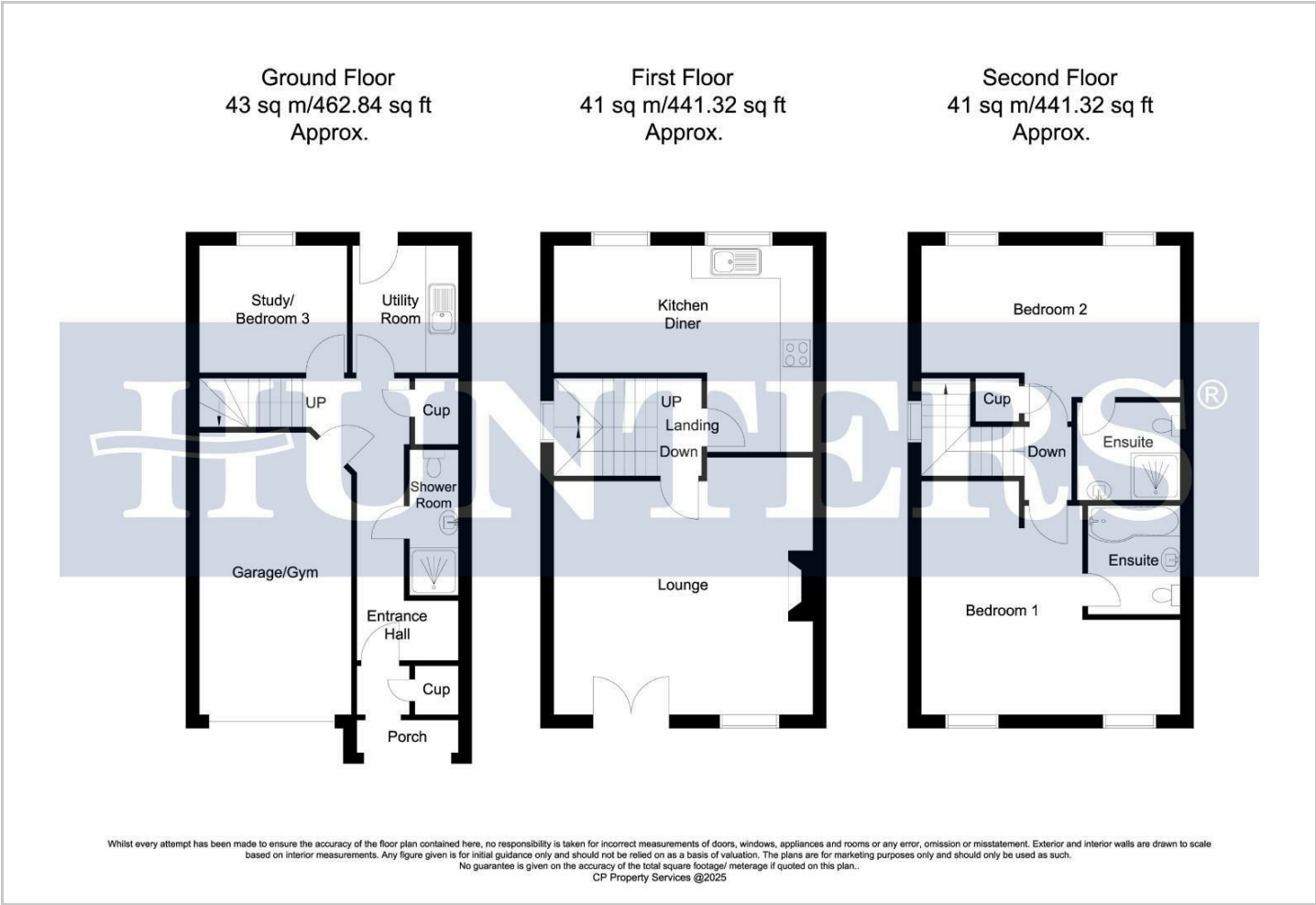
Hybrid Map



Terrain Map



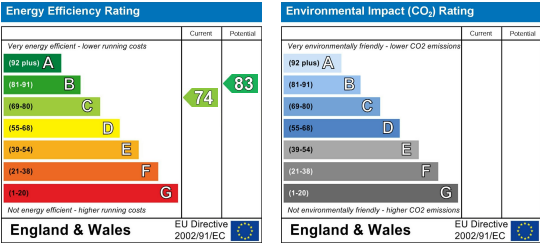
Floor Plan



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.