

HUNTERS®

HERE TO GET *you* THERE



Drake Street

Gainsborough, DN21 1DG

Asking Price £100,000



Council Tax: A



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ACCOMMODATION

Composite double glazed entrance door leading into Entrance Porch with door leading into:

HALLWAY

Opening leading into:

OPEN PLAN LOUNGE DINING ROOM

26'9" x 10'2" to its maximum dimensions (8.17m x 3.11m to its maximum dimensions)
uPVC double glazed bay window to the front elevation, two electric wall mounted heaters, stone fireplace with mantle over. Door opening to under stairs storage area and second door giving access to stairs rising to the first floor accommodation. Opening into:

SUN ROOM

5'5" x 4'3" (1.66m x 1.30m)
Double glazed patio doors to the rear elevation and doorway giving access into:

KITCHEN

18'0" x 6'9" (5.50m x 2.07m)
Two uPVC double glazed windows to the side elevation and double glazed velux window. Fitted kitchen comprising base, drawer, wall and larder units with complementary work surface, inset ceramic sink and drainer with mixer tap, integrated electric oven and microwave, four ring electric hob with extractor over, space for fridge freezer, dishwasher and provision for automatic washing machine, tiled flooring and wall mounted electric heater. Door giving access to:

SHOWER ROOM

9'1" x 6'3" (2.79m x 1.91m)
uPVC double glazed window to the side elevation, suite comprising w.c, hand basin mounted in vanity unit and walk in double shower cubicle with mermaid boarding and wall mounted heated towel rail.

FIRST FLOOR LANDING

With stairs rising to the second floor accommodation, electric storage heater and doors in turn giving access to:

BEDROOM

11'3" x 6'3" to its maximum dimensions (3.43m x 1.91m to its maximum dimensions)
Two uPVC double glazed windows to the front elevation, electric storage heater and range of fitted wardrobes.

BEDROOM

13'1" x 8'2" (3.99m x 2.51m)
uPVC double glazed window to the rear elevation, wall mounted electric heater and range of fitted wardrobes.

BEDROOM

10'10" x 6'11" (3.31m x 2.11m)
uPVC double glazed window to the rear elevation and electric storage heater.

SECOND FLOOR BEDROOM

13'8" x 10'10" to its maximum dimensions (4.19m x 3.31m to its maximum dimensions)
uPVC double glazed window to the front elevation, electric storage heater and range of fitted wardrobes, drawers and dressing table.

EXTERNALLY

To the front is a wall and gated low maintenance buffer garden leading to the front entrance door and to the rear an enclosed yard.

COUNCIL TAX

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

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



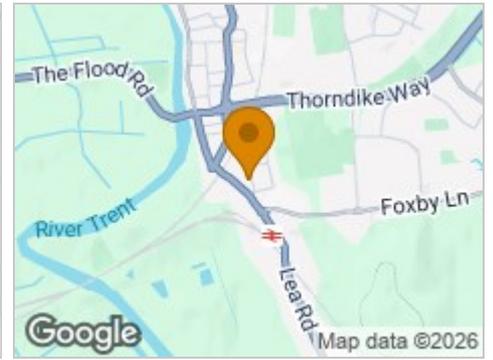
Road Map



Hybrid Map



Terrain Map



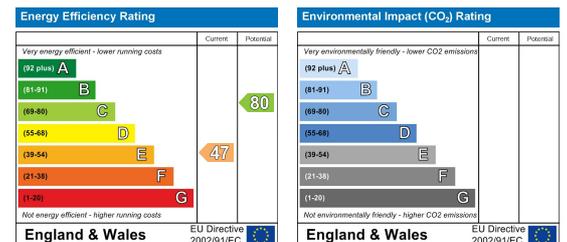
Floor Plan



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.