

HUNTERS[®]

HERE TO GET *you* THERE



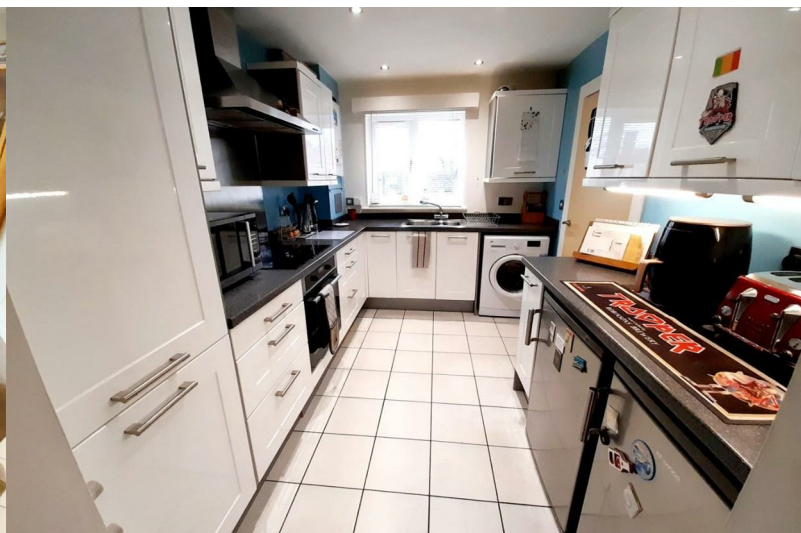
Whites Wood Lane

Gainsborough, DN21 1TJ

£190,000



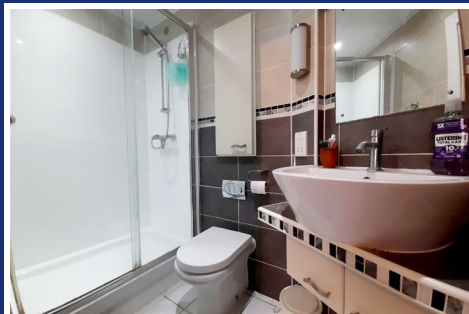
Council Tax: C



21B Whites Wood Lane

Gainsborough, DN21 1TJ

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ACCOMMODATION

Accessed via a uPVC entrance door leading into:

ENTRANCE HALLWAY

Tiled flooring and doors to Lounge, Kitchen and office, stairs rising to first floor accommodation, underfloor heating throughout the ground floor.

KITCHEN

9'8" x 10'9" (2.96m x 3.30m)

Fitted kitchen comprising wall and base units with complementary work surface, stainless steel sink and drainer with mixer tap over, wall mounted gas fired central heating boiler, space for fridge freezer, under floor heating, space and provision for washing machine, electric cooker and hob with extractor fan over and opening leading into:

LOUNGE DINER

16'6" x 18'11" (5.05m x 5.77m)

Tiled flooring with underfloor heating, skylight and window to the rear elevation, French doors opening to the rear garden.

STUDY

5'2" x 10'5" (1.60m x 3.20m)

Tiled flooring with underfloor heating and window to the front elevation.

FIRST FLOOR LANDING

BEDROOM ONE

10'9" x 18'11" (3.30m x 5.77m)

Fitted wardrobes, window to the rear elevation, understairs storage and door leading into:

EN SUITE

6'7" x 5'0" (2.02m x 1.53m)

Three piece suite comprising shower cubicle, wash hand basin, low level w.c., extractor fan, part tiled walls and tiled flooring.

BEDROOM TWO

10'5" x 11'1" (3.20m x 3.38m)

Radiator and window to the front elevation.

BATHROOM

7'3" x 6'5" (2.22m x 1.96m)

Three piece suite comprising bath with overhead shower, wash hand basin, low level w.c., extractor fan, part tiled walls and tiled flooring.

SECOND FLOOR LANDING

BEDROOM THREE

11'0" x 15'7" (3.36m x 4.75m)

Radiator, velux windows and window to the side elevation.

EXTERNALLY

To the front the property has a block paved driveway allowing off road parking for multiple vehicles with side gated access to the rear garden and access to the entrance door. The enclosed fenced rear garden has a hard standing area with raised patio area and shed

COUNCIL TAX

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

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



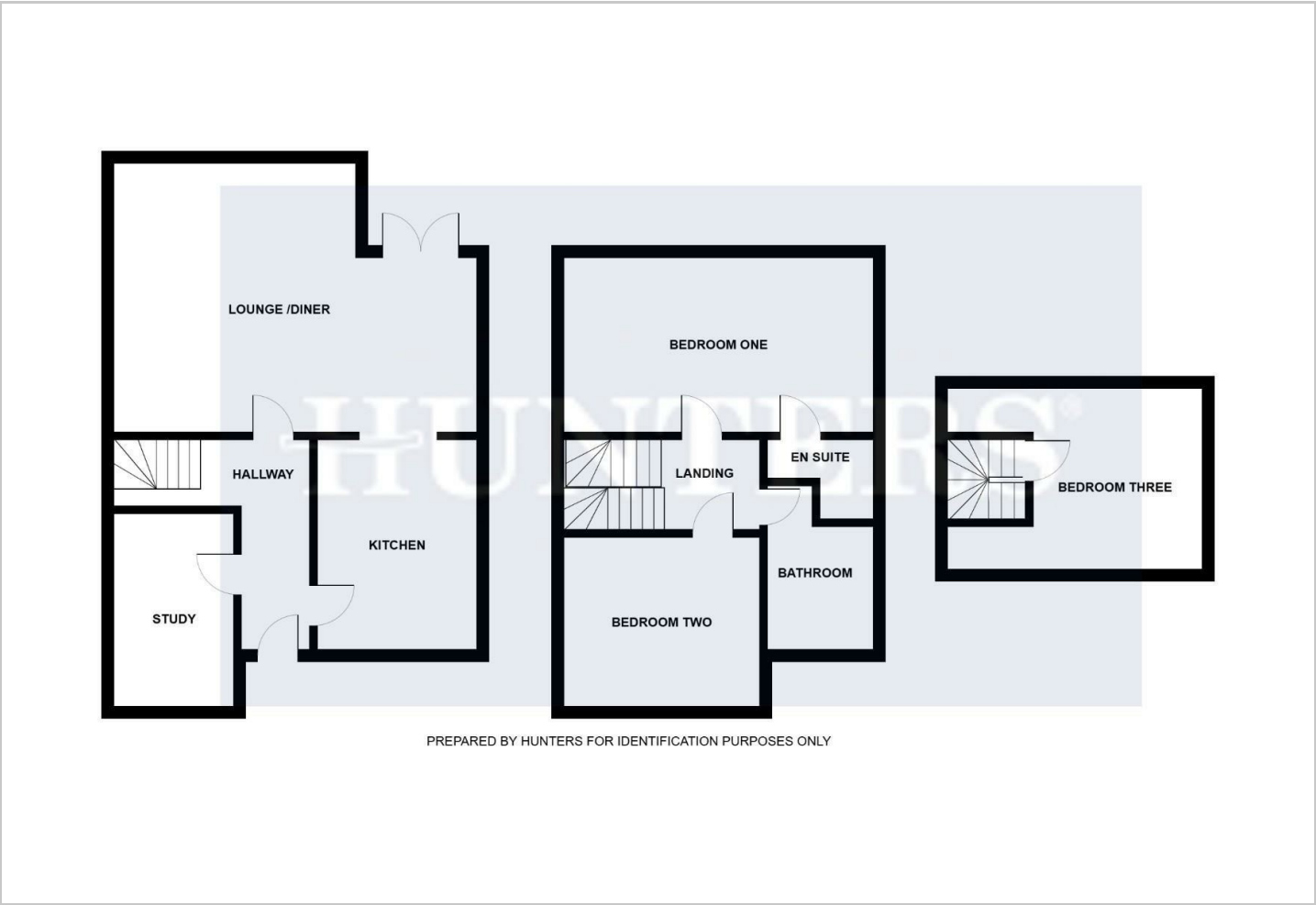
Hybrid Map



Terrain Map



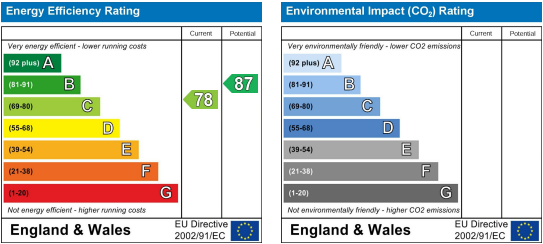
Floor Plan



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.