

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Marlow Road

Gainsborough, DN21 1YQ

Asking Price £220,000



Council Tax: C



# 2 Marlow Road

Gainsborough, DN21 1YQ

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## ACCOMMODATION

uPVC double glazed entrance door with side window leading into:

### ENTRANCE HALLWAY

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

### LOUNGE

17'3" x 10'9" to maximum dimensions (5.26m x 3.28m to maximum dimensions)  
uPVC double glazed window to the front elevation, radiator, wall mounted open fronted gas fire and coving to ceiling.

### DINING ROOM

9'9" x 11'3" to maximum dimensions (2.98m x 3.44m to maximum dimensions)  
uPVC double glazed patio doors to the rear elevation, laminate flooring, radiator and coving to ceiling.

### W.C.

5'9" x 4'1" (1.76m x 1.26m )  
uPVC double glazed window to the rear elevation, w.c., pedestal wash hand basin, part tiled walls, tiled flooring and radiator.

### KITCHEN

11'8" x 8'9" (3.58m x 2.69m )  
uPVC double glazed window to the rear elevation and uPVC double glazed entrance door to the rear elevation. Fitted kitchen comprising base, drawer and wall units with complementary work surfaces, inset stainless steel sink and drainer, tiled splashback, space for cooker and provision for

automatic washing machine, space for fridge freezer and wall mounted heated towel rail.

### FIRST FLOOR LANDING

With loft access, storage cupboard and doors giving access to:

### MASTER BEDROOM

16'6" x 11'5" to its maximum dimensions (5.05m x 3.50m to its maximum dimensions)  
uPVC double glazed window to the front elevation, radiator, coving to ceiling, laminate flooring and built in double wardrobe.

### BEDROOM TWO

12'8" x 9'8" (3.87m x 2.96m )  
uPVC double glazed window to the front elevation, radiator and coving to ceiling.

### BEDROOM THREE

12'7" x 7'11" (3.86m x 2.43m )  
uPVC double glazed window to the rear elevation, radiator and coving to ceiling, built in storage cupboard.

### BEDROOM FOUR

10'10" x 8'9" (3.31m x 2.67m )  
uPVC double glazed window to the rear elevation, radiator, coving to ceiling and built in airing cupboard.

### FAMILY SHOWER ROOM

10'2" x 5'9" (3.11m x 1.77m )  
uPVC double glazed window to the rear elevation, suite comprising w.c, hand basin mounted in vanity unit and walk in double shower cubicle with electric shower, mermaid boarding, chrome heated towel rail.

## EXTERNALLY

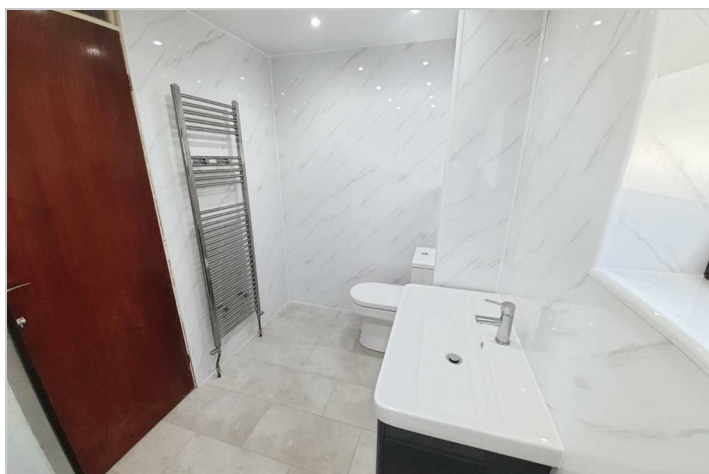
To the front is the driveway allowing off road parking for multiple vehicles leading to the integral garage with light and power and front entrance door. The garden is mainly set to lawn with planted borders and to the rear is an enclosed garden with lawn area and well stocked borders with bushes and trees. Storage sheds.

## 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



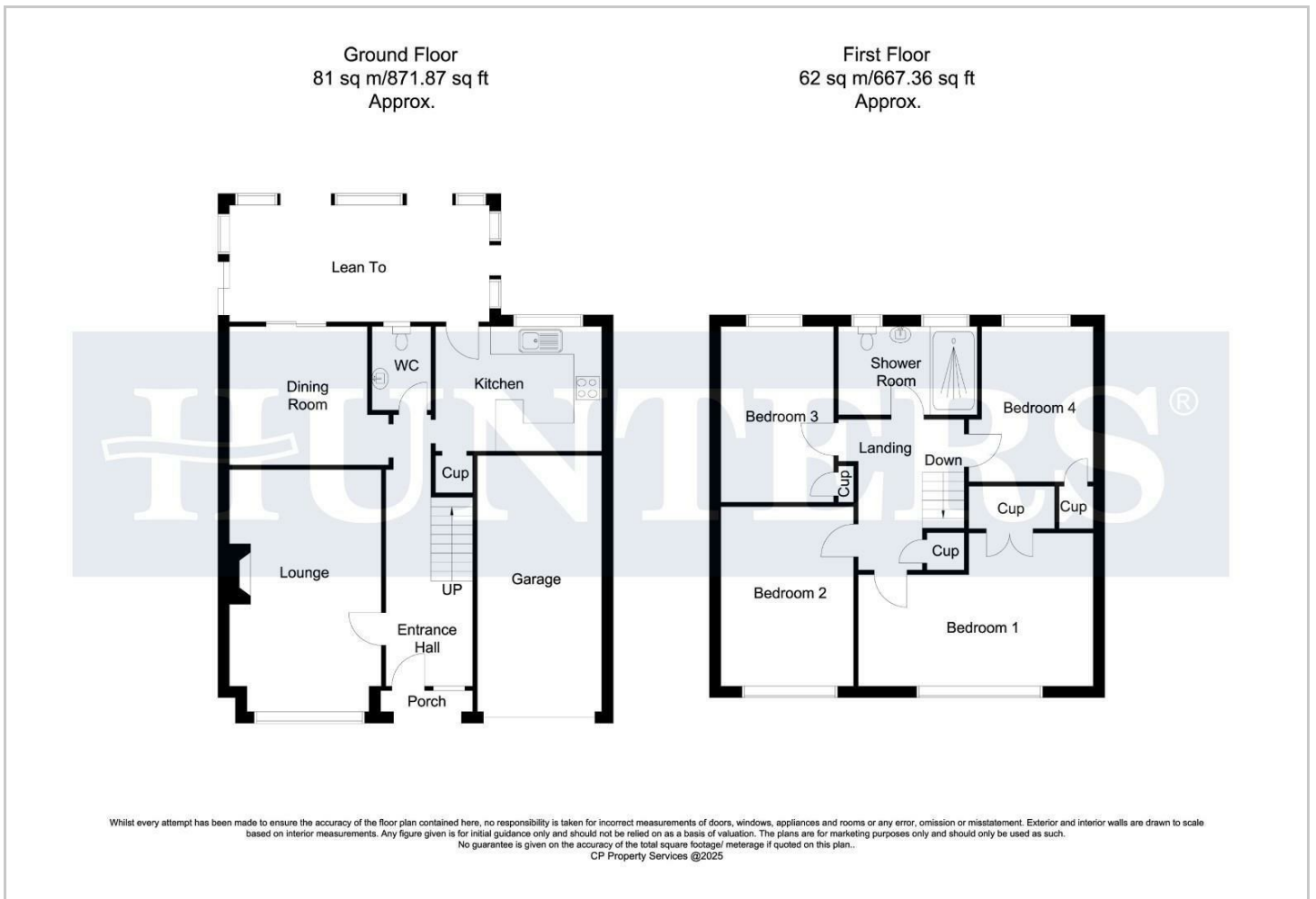
## Hybrid Map



## Terrain Map



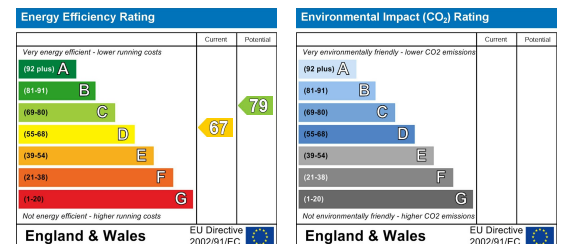
## Floor Plan



## 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.