

HUNTERS[®]

HERE TO GET *you* THERE



Heapham Crescent

Gainsborough, DN21 1TD

Asking Price £110,000



Council Tax: A



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ACCOMMODATION

Wooden double glazed entrance door with side window leading into:

ENTRANCE HALLWAY

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

LOUNGE DINER

20'11" x 10'8" to its maximum dimensions (6.40m x 3.26m to its maximum dimensions)
uPVC double glazed bay window to the front elevation and second uPVC double glazed window to the rear elevation, electric wall mounted radiator and tiled fireplace and hearth with wood surround and open fronted gas fire, coving to ceiling.

KITCHEN DINER

12'11" x 11'3" to its maximum dimensions (3.94m x 3.44m to its maximum dimensions)
uPVC double glazed window to the rear elevation and uPVC double glazed entrance door to the side elevation. Bespoke wooden finished kitchen comprising base, drawer and wall units with complementary work surface tiled splashback, inset stainless steel sink and drainer, Aga providing heating for hot water, beam fetures to ceiling, provision for automatic washing machine. Door giving access to under stairs storage area and door opening into:

UTILITY AREA

6'9" x 5'9" (2.06m x 1.76m)
uPVC double glazed window to the side elevation, fitted base and wall units with complementary work surface, space for fridge and freezer.

FIRST FLOOR LANDING

Loft access, airing cupboard, wall mounted electric radiator, uPVC double glazed window to the rear elevation and doors in turn giving access to:

MASTER BEDROOM

12'8" x 9'6" (3.88m x 2.92m)
uPVC double glazed window to the front elevation, storage cupboard and coving to ceiling.

BEDROOM TWO

10'9" x 9'8" with recess into doorway (3.30m x 2.96m with recess into doorway)
uPVC double glazed window to the front elevation, coving to ceiling and storage cupboard.

BEDROOM THREE

8'8" x 7'9" (2.66m x 2.38m)
uPVC double glazed window to the rear elevation and coving to ceiling.

BATHROOM

6'7" x 5'6" to its maximum dimensions (2.03m x 1.70m to its maximum dimensions)
uPVC double glazed window to the rear elevation, hand basin mounted in vanity unit and bath with part tiled walls and wall mounted electric heater.

SEPARATE W..C.

4'5" x 2'11" (1.37m x 0.89m)
uPVC double glazed window to the rear elevation low level w.c. and coving to ceiling.

EXTERNALLY

To the front is a hedge lined and gated garden mainly set to lawn with pathway leading to the front entrance door and access to the side leading to the

enclosed rear garden which is mainly set to lawn with slabbed patio area and low maintenance gravel feature to the rear, space for shed.

TENURE - Freehold

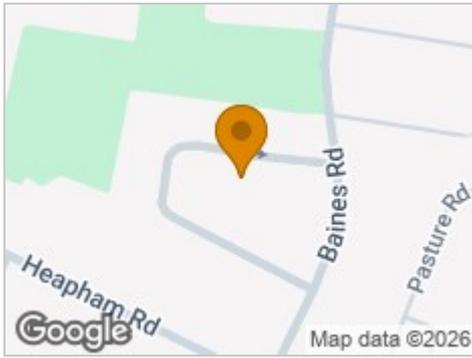
COUNCIL TAX

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

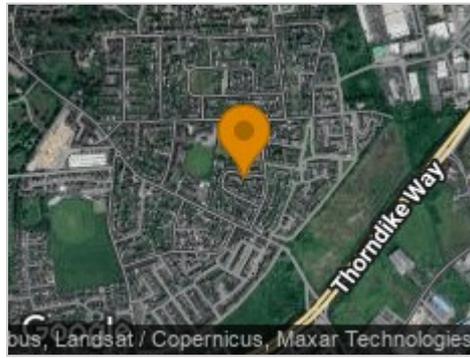
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property 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



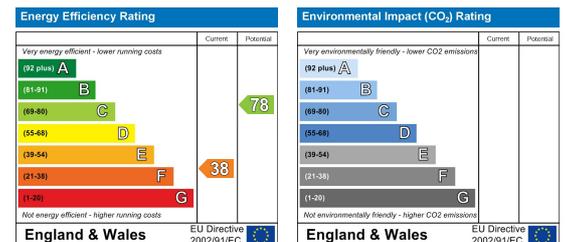
Floor Plan



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.