

HUNTERS[®]

HERE TO GET *you* THERE



Northolme View

Gainsborough, DN21 2EY

£160,000



Council Tax: B



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ACCOMMODATION

Composite entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, uPVC double glazed window to the front elevation with radiator below. Door giving access to under stairs storage and further doors giving access to:

UTILITY ROOM

16'2" x 7'2" (4.93m x 2.20m)

Fitted base units with complementary work surface, inset stainless steel sink and drainer with mixer tap over, provision for automatic washing machine and dryer, radiator.

DOWNSTAIRS W.C.

Suite comprising w.c., pedestal wash hand basin, tiled splashbacks and radiator.

INTEGRAL GARAGE

Doorway from Hallway, with light and power.

FIRST FLOOR LANDING

uPVC double glazed window to the front elevation with radiator below, staircase rising to second floor and doors giving access to:

LOUNGE

16'2" x 12'11" (4.93m x 3.96m)

uPVC double glazed French doors to the rear elevation, uPVC double glazed window to the rear elevation with radiator below.

KITCHEN DINER

13'6" x 9'1" (4.12m x 2.78m)

uPVC double glazed Juliette balcony with side

windows to the front elevation, fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splash backs, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor over and space for fridge freezer, radiator.

SECOND FLOOR LANDING

With loft access and built in linen cupboard. Doors giving access to:

MASTER BEDROOM

13'8" x 10'2" (4.19m x 3.12m)

uPVC double glazed window with radiator below to the front elevation, uPVC double glazed Juliette balcony with French doors. Door giving access to built in storage cupboard.

BEDROOM TWO

10'6"n x 9'2" (3.21n x 2.80m)

uPVC double glazed window to the rear elevation with radiator below.

BEDROOM THREE

9'7" x 6'8" (2.94m x 2.05m)

uPVC double glazed window to the rear elevation with radiator below.

FAMILY BATHROOM

5'10" x 5'7" (1.80m x 1.72m)

Three piece suite comprising w.c., pedestal wash hand basin, panel sided bath with tiled splash backs and shower over, radiator.

EXTERNALLY

To the rear is an enclosed garden with block paved patio and pathway leading to the rear gate, lawn

area, gravelled area and garden shed. To the front is a block paved off road parking leading to the integral Garage and pathway leading to the front door.

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



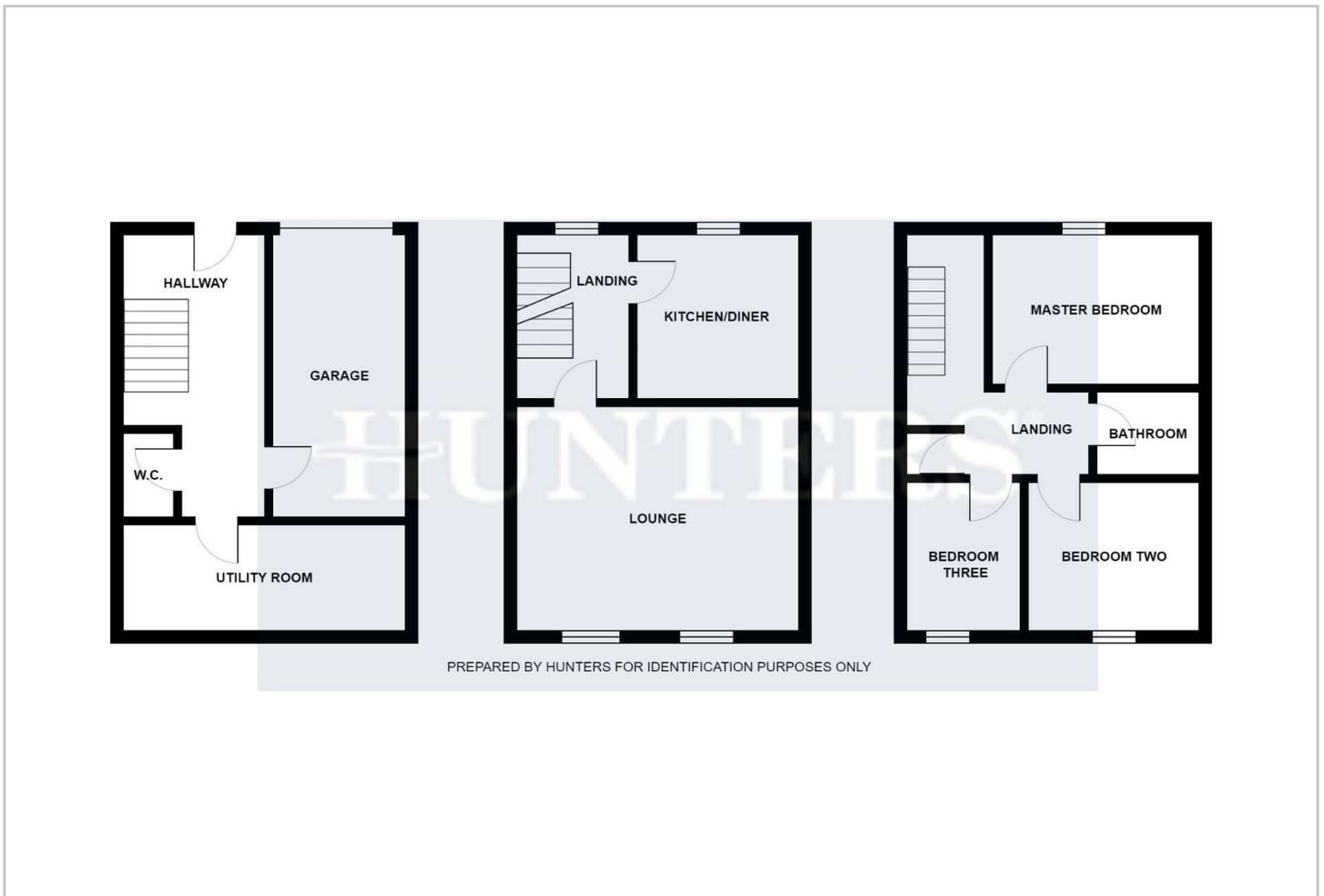
Hybrid Map



Terrain Map



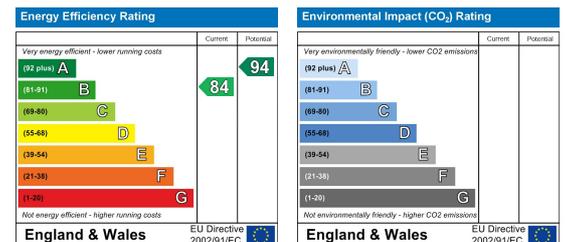
Floor Plan



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.