

HUNTERS®

HERE TO GET *you* THERE



Church View

Lea, DN21 5EG

Asking Price £160,000



Council Tax: B



11 Church View

Lea, DN21 5EG

Asking Price £160,000



ACCOMMODATION

uPVC double glazed entrance door leading into Entrance Porch with radiator and opening into:

LOUNGE

16'3" x 12'5" (4.97m x 3.79m)

uPVC double glazed window to the front elevation, radiator, marble effect fireplace and hearth with painted wood surround and front standing gas fire, stairs rising to the first floor accommodation and coving to ceiling.

KITCHEN DINER

10'4" x 12'5" (3.16m x 3.79m)

uPVC double glazed French doors to the rear elevation giving access out to the enclosed garden and uPVC double glazed window to the rear elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, inset sink and drainer with mixer tap, space for cooker and fridge freezer. provision for automatic washing machine, breakfast bar, radiator and coving to ceiling.

FIRST FLOOR LANDING

Loft access, radiator, storage cupboard and doors giving access to:

MASTER BEDROOM

12'5" x 12'0" to its maximum dimensions (3.79m x

3.67m to its maximum dimensions)

uPVC double glazed window to the front elevation, radiator and coving to ceiling.

BATHROOM

6'2" x 5'9" (1.90m x 1.76m)

uPVC double glazed window to the side elevation,

suite comprising hand basin mounted in vanity unit, w.c. and panel sided bath with mixer shower over, part tiled walls, chrome heated towel rail and coving to ceiling.

BEDROOM TWO

12'5" x 8'7" (3.79m x 2.63m)

uPVC double glazed window to the rear elevation, radiator and coving to ceiling.

EXTERNALLY

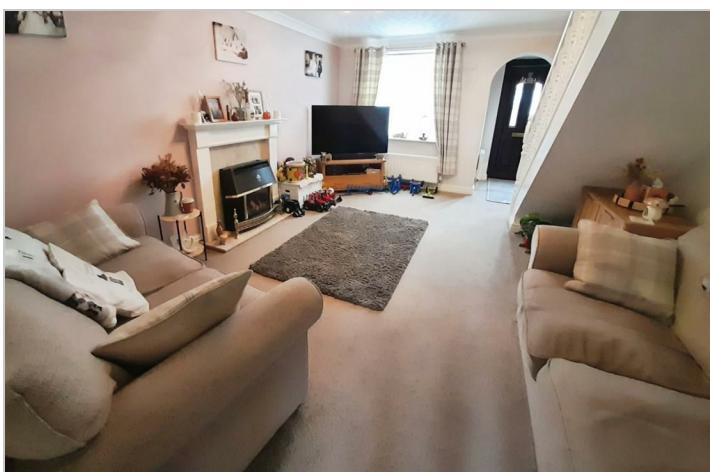
To the front is a low maintenance gravel garden and driveway allowing off road parking for multiple vehicles leading to the brick built Garage with up and over door, light and power. The enclosed rear garden is mainly laid to lawn with block paved pathway and planted border to the rear.

COUNCIL TAX

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

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



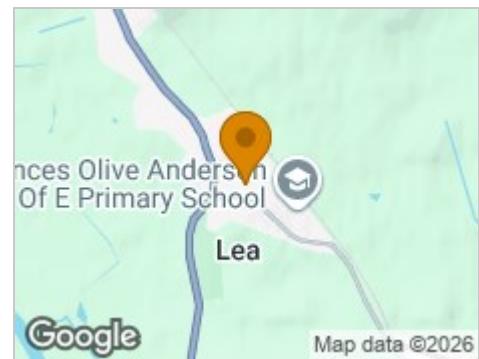
Road Map



Hybrid Map



Terrain Map



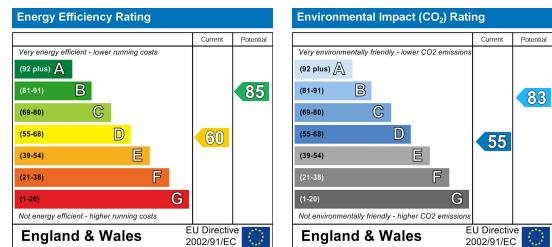
Floor Plan



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.