

# HUNTERS®

HERE TO GET *you* THERE



## Gravel Pit Road

Scoter, DN21 3SP

Offers Over £249,000



Council Tax: C



# 4 Gravel Pit Road

Scotter, DN21 3SP

Offers Over £249,000



## ACCOMMODATION

uPVC double glazed entrance door with side window leading into:

## ENTRANCE PORCH

Wood flooring, useful storage cupboard and doorway giving access to:

## L SHAPED LOUNGE DINER/ SNUG

22'8" x 18'2" to maximum dimensions (6.93m x 5.55m to maximum dimensions)  
uPVC full length double glazed windows to the front elevation and uPVC double glazed window to the side elevation, two radiators, part carpeted and part wooden flooring, coving to ceiling. Door giving access to:

## HALLWAY

Radiators, loft access and linen cupboard. Doors giving access to:

## KITCHEN DINER

17'4" with recess into doorway x 10'9" (5.30m with recess into doorway x 3.29m )  
uPVC double glazed patio doors to the rear elevation giving access out to the slabbed patio area and lawned garden beyond, uPVC double glazed entrance door to the side elevation and uPVC double glazed window. Fitted kitchen comprising base, drawer and wall units with complementary worksurfaces, tiled splashbacks, inset stainless steel sink and drainer with mixer tap, integrated double oven, five ring electric hob and extractor over, provision for automatic washing machine and space for dryer and fridge freezer, vertical radiator, tiled flooring and spotlights to ceiling.

## MASTER BEDROOM

11'11" x 11'8" (3.64m x 3.58m )  
uPVC double glazed window to the rear elevation and radiator.

## BEDROOM TWO

11'1" x 10'10" (3.40m x 3.31m )  
uPVC double glazed window to the side elevation, radiator, laminate flooring and coving to ceiling.

## BEDROOM THREE

11'1" x 8'4" (3.40m x 2.55m )  
uPVC double glazed window to the side elevation, radiator and laminate flooring.

## FAMILY BATHROOM

14'6" x 6'5" (4.44m x 1.97m )  
Two uPVC double glazed windows to the side elevation, four piece bathroom suite comprising w.c., hand basin, bath and separate walk in double shower cubicle, tiled walls and flooring, chrome heated towel rail.

## EXTERNALLY

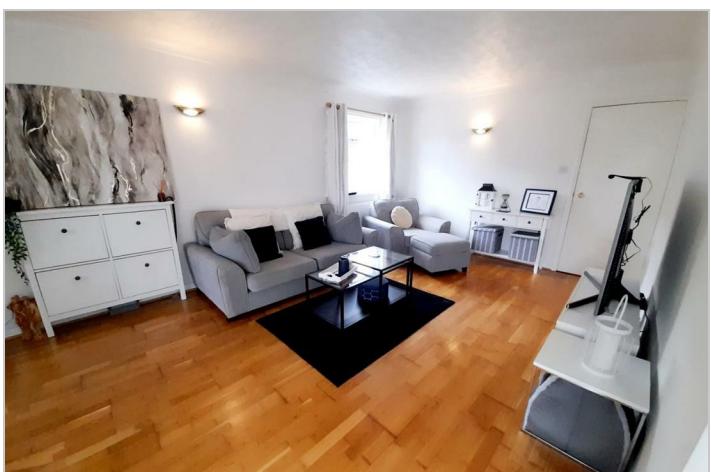
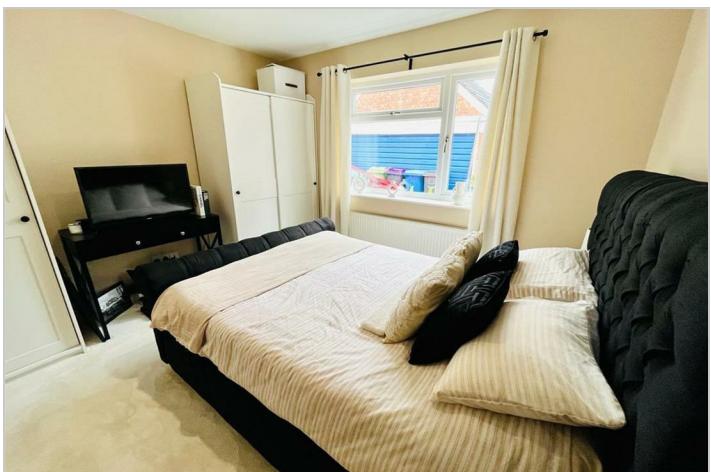
To the rear is a gated driveway allowing off road parking leading to the brick built double Garage with up and over door, light and power and storage to the rafters. The rear garden is divided into a slabbed patio area, lawned area and space for a shed to the rear of the Garage. To the front is a lawned garden with driveway allowing off road parking for multiple vehicles leading to the gated access to the rear.

## COUNCIL TAX

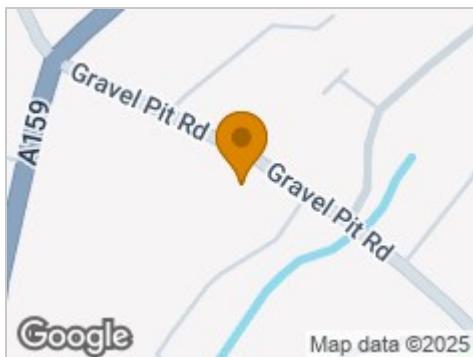
Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'C'

## 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



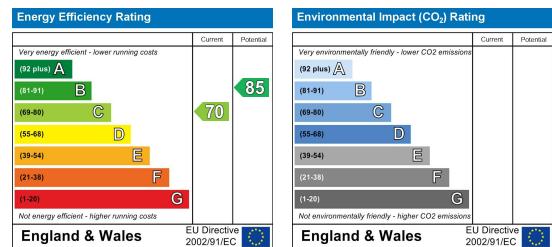
## Floor Plan



## 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.