

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Eastern Avenue

Gainsborough, DN21 1RN

Asking Price £105,000



Council Tax: A





# 46 Eastern Avenue

Gainsborough, DN21 1RN

Asking Price £105,000



## ACCOMMODATION

uPVC double glazed entrance door with side window leading into:

## ENTRANCE PORCH

Doors giving access to Kitchen Diner and Hallway.

## KITCHEN DINER

15'3" x 13'10" to its maximum dimensions (4.65m x 4.22m to its maximum dimensions)  
uPVC double glazed window to the rear elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, inset stainless steel sink and drainer with mixer tap, radiator, space for cooker and provision for automatic washing machine, access to under stairs storage area and door to:

## REAR PORCH

With uPVC double glazed door giving access to the enclosed rear garden.

## HALLWAY

Accessed from the Kitchen and Entrance Porch.  
uPVC double glazed window to the front elevation, radiator and stairs rising to the first floor accommodation, door leading into:

## LOUNGE

18'0" x 12'1" (5.49m x 3.70m )  
uPVC double glazed window to the front elevation and double glazed patio doors to the rear elevation giving access out to the garden, radiator and coving to ceiling.

## FIRST FLOOR LANDING

uPVC double glazed window to the rear elevation and doors giving access to:

## BEDROOM TWO

12'0" x 11'8" (3.68m x 3.56m )  
uPVC double glazed window to the front elevation, radiator and built in storage cupboard.

## MASTER BEDROOM

12'1" x 12'2" to its maximum dimensions (3.70m x 3.73m to its maximum dimensions)  
uPVC double glazed window to the front elevation, radiator and built in double wardrobe.

## BEDROOM THREE

9'2" x 8'0" (2.80m x 2.45m )  
uPVC double glazed window to the rear elevation, radiator and fitted wardrobe with further useful built in storage cupboard.

## W.C.

4'10" x 2'7" (1.49m x 0.81m )  
uPVC double glazed window to the rear elevation and w.c.

## L SHAPED SHOWER ROOM

7'6" x 5'5" to its maximum dimensions (2.29m x 1.67m to its maximum dimensions)  
uPVC double glazed window to the rear elevation, hand basin mounted in vanity unit and walk in shower.

## EXTERNALLY

To the front is a hedge lined garden mainly set to lawn with shared pathway leading to the front entrance door, the enclosed rear garden is mainly set to lawn with slabbed patio area.

## COUNCIL TAX

Through enquiry of the West Lindsey District

Council we have been advised that the property is in Rating Band 'A'

#### 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



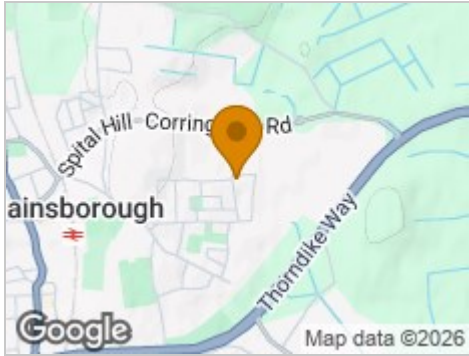
Road Map



Hybrid Map



Terrain Map



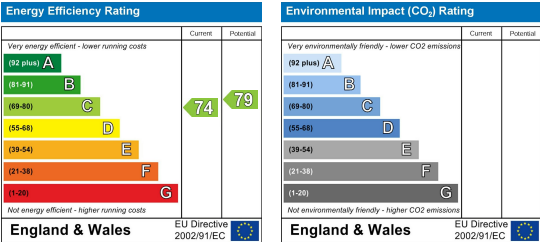
Floor Plan



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.