

HUNTERS®

HERE TO GET *you* THERE



Heapham Road

Gainsborough, DN21 1SW

£169,950



Council Tax: B



26 Heapham Road

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ACCOMMODATION

Composite double glazed entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator and door giving access to:

LOUNGE

12'10" x 11'2" (3.93m x 3.42m)

uPVC double glazed window to the front elevation and radiator.

KITCHEN

13'9" x 10'10" to its maximum dimensions (4.21m x 3.31m to its maximum dimensions)

Double glazed patio doors to the rear elevation looking out to the enclosed rear garden. Fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, inset stainless steel sink and drainer with mixer tap, integrated electric oven and four ring electric hob with extractor over, integrated dishwasher, space for fridge freezer and low level appliance, tiled flooring.

UTILITY

9'11" x 7'4" (3.04m x 2.25m)

uPVC double glazed window to the rear elevation and single glazed wooden window to the side elevation and wooden entrance door to the side elevation. Fitted base unit with complementary work surface and wall units above, inset stainless steel sink and drainer with mixer tap, provision for automatic washing machine, space for dryer, tiled flooring, heated towel rail, door giving access to under stairs Pantry and further door giving access to:

LEAN TO AREA

Doorway gives access to further useful storage area and w.c.

FIRST FLOOR LANDING

uPVC double glazed window to the side elevation, loft access and doors giving access to:

MASTER BEDROOM

12'1" x 10'8" (3.70m x 3.26m)

uPVC double glazed window to the rear elevation and radiator.

BEDROOM TWO

12'10" x 9'10" (3.93m x 3.02m)

uPVC double glazed window to the front elevation and radiator.

BEDROOM THREE

9'9" x 7'0" (2.99m x 2.15m)

uPVC double glazed window to the front elevation and radiator and useful built in storage cupboard.

FAMILY BATHROOM

6'11" x 6'10" (2.11m x 2.10m)

uPVC double glazed window to the side elevation, suite comprising w.c, hand basin mounted in vanity unit, panel sided bath with mixer shower over, tiled splashback and heated towel rail.

EXTERNALLY

To the front is a block paved driveway allowing off road parking for multiple vehicles with garden area to the side and access to the attached single Garage with light and power. To the rear is an enclosed mature garden mainly set to lawn with patio area, pond feature and mature planted borders.

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



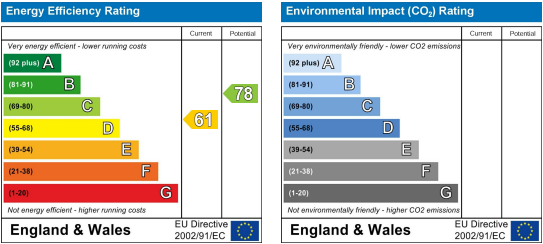
Floor Plan



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.