

HUNTERS®

HERE TO GET *you* THERE



Middlefield Lane
Gainsborough, DN21 1TY

Guide Price £200,000



Council Tax: B



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ACCOMMODATION

uPVC double glazed entrance door with side windows leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation with useful storage area under, radiator and doors giving access to:

LOUNGE THROUGH DINING ROOM

27'9" x 12'9" to maximum dimensions (8.48 x 3.91 to maximum dimensions)

uPVC wooden glazed bay window to the front elevation and uPVC double glazed door with side windows to the rear elevation giving access out to the Conservatory, two radiators and marble fireplace in hearth with surround and electric fire feature, second fireplace with multi fuel stove, coving to ceiling.

CONSERVATORY

13'11" x 8'11" (4.26 x 2.72)

Constructed on a low level brick wall with uPVC double glazed frame, French doors to the side elevation giving access out to the garden, pitch roof and wall mounted electric heater.

KITCHEN

11'10" x 8'9" (3.63 x 2.67)

uPVC double glazed window to the rear elevation and uPVC double glazed entrance door giving access out to the enclosed rear garden, gloss finished fitted kitchen comprising base, drawer and wall units with complementary worksurface, tiled splashbacks, stainless steel sink and drainer with mixer tap over, integrated electric oven and four ring electric hob with extractor over, space for low level appliance and radiator. Door giving access to:

SHOWER ROOM

8'11" x 5'10" to maximum dimensions (2.73 x 1.79 to maximum dimensions)

uPVC double glazed window to the side elevation, suite comprising low level w.c., hand basin mounted in base vanity unit and single shower cubicle, radiator.

UTILITY ROOM

9'5" x 8'3" (2.89 x 2.52)

Door from Kitchen.

uPVC double glazed window to the side elevation, range of fitted base and wall units with complementary work surface, provision for automatic washing machine and space for further low level appliances including dryer. Door giving access to:

REMAINS OF FORMER GARAGE

With up and over door, light and power.

FIRST FLOOR QUARTER LANDING

With door giving access to

BEDROOM FOUR/BOX BOOK

8'5" x 7'0" (2.57 x 2.15)

Double glazed velux window, electric wall heater and access into storage area.

BEDROOM ONE

14'7" x 12'8" to maximum dimensions (4.46 x 3.88 to maximum dimensions)

Door from main Landing.

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

BEDROOM, TWO

12'8" x 10'11" (3.88 x 3.34)

uPVC double glazed window to the rear elevation, radiator and built in double wardrobes with storage over.

BEDROOM THREE

11'5" x 8'8" to maximum dimensions (3.48 x 2.65 to maximum dimensions)

uPVC double glazed window to the front elevation and fitted wardrobe.

BATHROOM

8'8" x 8'2" (2.66 x 2.50)

uPVC double glazed window to the rear elevation and suite comprising w.c., pedestal wash hand basin, panel sided bath with fully tiled walls, radiator and cupboard.

EXTERNALLY

To the front of the gated driveway and off road parking for multiple vehicles the garden is mainly set to lawn with planted borders and pathway leading to the front entrance door and the side of the property. The enclosed rear garden is mature and mainly set with lawn along with planted borders, space for shed and seating area 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

AGENTS NOTE

The property has solar panels which are owned by the vendor feeding into a battery store, any remaining energy is sold back to the grid, which achieves an average income of approximately £300.00 p.a. as advised by the seller.



Road Map



Hybrid Map



Terrain Map



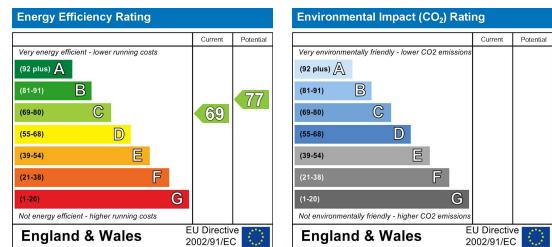
Floor Plan



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.