

HUNTERS[®]

HERE TO GET *you* THERE



Sunningdale Way

Gainsborough, DN21 1JE

Asking Price £195,000



Council Tax: C



138 Sunningdale Way

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ACCOMMODATION

Composite Entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator, laminate flooring, doors giving access to:

BREAKFAST KITCHEN

12'8" x 8'1" (3.86 x 2.46)

uPVC double glazed bay window to the front elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashbacks, inset stainless steel sink and drainer with mixer tap, integrated dishwasher, integrated oven with four ring gas hob with extractor over, provision for automatic washing machine, tiling to the floor.

LOUNGE DINER

14'10" x 16'6" (4.51 x 5.04)

uPVC double glazed French doors leading out to the Conservatory, uPVC double glazed window to the rear elevation. Feature fireplace, two radiators, laminate flooring and door giving access to under stairs storage.

CONSERVATORY

7'7" x 5'7" (2.30 x 1.70)

Constructed of uPVC double glazed frame with sloped ceiling, tiled flooring and doors to the side giving access to the garden.

FIRST FLOOR LANDING

With stairs rising to second floor accommodation. Radiator, airing cupboard and doors giving access to:

SHOWER ROOM

6'3" x 5'7" (1.90 x 1.69)

uPVC double glazed window to the rear elevation, three piece suite comprising w.c., hand basin mounted in vanity unit, corner shower cubicle with tiled splashbacks and radiator.

BEDROOM THREE

12'2" x 8'4" (3.70 x 2.53)

uPVC double glazed window to the rear elevation and radiator.

BEDROOM TWO

14'7" x 8'4" (4.45 x 2.55)

uPVC double glazed window to the front elevation with radiator below.

BEDROOM FOUR

8'7" x 6'2" (2.62 x 1.89)

uPVC double glazed window to the front elevation and radiator.

SECOND FLOOR LANDING

MASTER BEDROOM

17'7" x 14'11" (5.36 x 4.55)

Having uPVC double glazed window to the front elevation, radiator, built in storage cupboard. Archway giving access into:

DRESSING AREA

6'6" x 6'5" (1.98 x 1.96)

Velux window and radiator.

BATHROOM

8'0" x 6'2" (2.44 x 1.89)

Velux window, four piece bathroom suite comprising

w.c., pedestal wash hand basin, panel sided bath with tiled splash backs and corner shower unit with tiled splash backs, radiator.

EXTERNALLY

To the rear is an enclosed garden with gated access over split levels with paved pathway leading to decking feature having mature raised borders with a variety of foliage, lawn area and wooden constructed summer house/studio with light and power. Externally to the front is a buffer garden with pathway leading to the front door and side. A single Garage is located externally to the rear in a block of four.

TENURE - Freehold

COUNCIL TAX

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

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

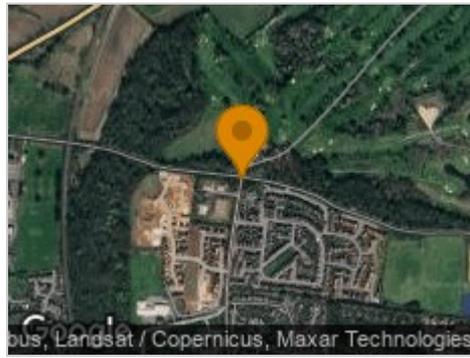
sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted'



Road Map



Hybrid Map



Terrain Map



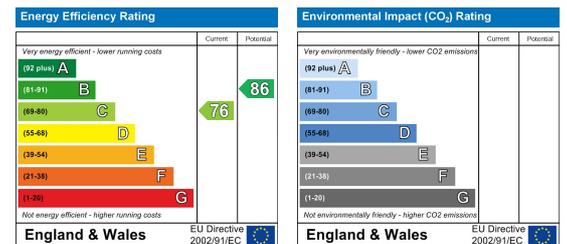
Floor Plan



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.