

# HUNTERS<sup>®</sup>

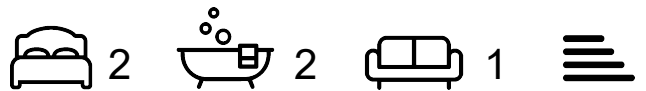
HERE TO GET *you* THERE



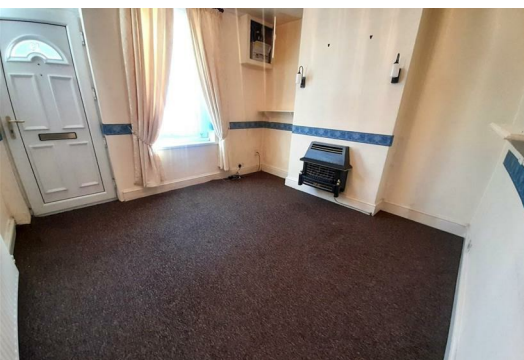
## Lewis Street

Gainsborough, DN21 2AB

Asking Price £55,000



We offer to the market with NO ONWARD CHAIN a two bedroom mid terrace house located centrally within the market town of Gainsborough which is well served with amenities including Marshalls Yard retail complex, cafes and restaurants, lesiure facilities and well regarded schools.



ACCOMMODATION

uPVC double glazed entrance door leading into:

LOUNGE 11'8" x 10'9" (3.57m x 3.30m )

uPVC double glazed window to the front elevation, radioatr and wall mounted gas fire. Doorway into:

INNER HALLWAY

With access to under stairs storage and door giving access into:

KITCHEN DINER 11'7" x 12'0" (3.55m x 3.66m )

uPVC double glazed window and wooden glazed entrance door to the rear elevation. Fitted kitchen comprising base, drawer and wall units, complementary work surface, tiled splashback, inset stainless steel sink and drainer with mixer tap, space for cooker and fridge freezer, glazed door leading into:

SUNROOM 8'9" x 6'7" (2.67m x 2.02m )

Double glazed patio doors to the rear elevation giving access out to the low maintenance enclosed yard, sloped ceiling, uPVC double glazed window to the side elevation, radiator, opening into boiler area having provision for automatic washing machine and sliding door opening into:

W.C. 4'6" x 4'3" (1.39m x 1.30m )

Two piece suite comprising w.c. and hand basin mounted in vanity unit.

FIRST FLOOR LANDING

Loft access and doors giving access to:

BEDROOM ONE 11'9" x 10'10" (3.60m x 3.32m )

uPVC double glazed window to the front elevation, radiator and storage cupboard.

BEDROOM TWO 12'0" x 7'1" (3.66m x 2.16m )

uPVC double glazed window to the rear elevation and radiator.

BATHROOM 8'0" x 4'3" (2.44m x 1.30m )

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

EXTERNALLY

To the front is a low maintenacne walled buffer garden with pathway leading to the front entrance door and to the rear an enclosed low maintenance yard with gated access to the rear.

TENURE - Freehold

COUNCIL TAX

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

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

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.

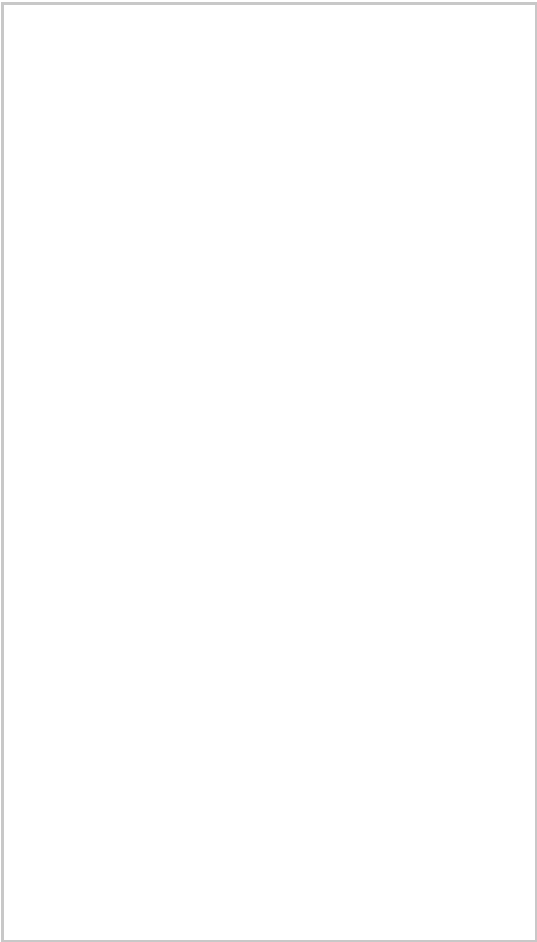
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Area Map



Floor Plans



Energy Efficiency Graph

