

HUNTERS[®]

HERE TO GET *you* THERE



Grove Court

Gainsborough, DN21 2NE

£125,000



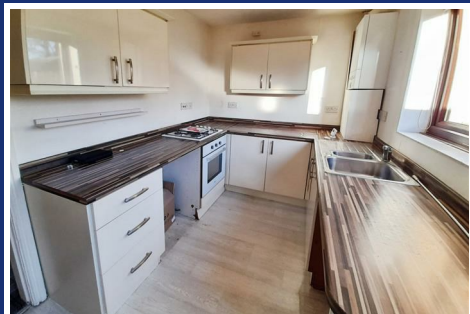
Council Tax: A



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ACCOMMODATION

uPVC double glazed entrance door leading into:

ENTRANCE PORCH

With opening into:

LOUNGE

16'10" x 13'1" to its maximum dimensions (5.14m x 3.99m to its maximum dimensions)
uPVC double glazed bay window to the front elevation, radiator, fireplace and stairs rising to the first floor accommodation. Door leading into:

BREAKFAST KITCHEN

13'1" x 7'4" (4.00m x 2.26m)
uPVC double glazed door and window to the rear elevation, fitted kitchen comprising base, drawer and wall units with complementary work surface, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob, wall mounted gas fired central heating boiler and radiator.

FIRST FLOOR LANDING

With radiator and doors giving access to:

BEDROOM ONE

11'6" x 9'7" (3.52m x 2.93m)
uPVC double glazed window to the front elevation, radiator and storage cupboard.

BEDROOM TWO

11'2" x 6'3" (3.42m x 1.92m)
uPVC double glazed window to the rear elevation, radiator and loft access.

BATHROOM

8'0" x 6'5" (2.45m x 1.97m)
uPVC double glazed window to the rear elevation, suite comprising w.c., wash hand basin and panel sided bath with mixer shower over, tiled splashback and radiator.

EXTERNALLY

To the front the garden is laid with mature planted borders and pathway leading to the front entrance door. To the rear is an enclosed garden with low maintenance astroturf area and decking feature.

TENURE - Freehold

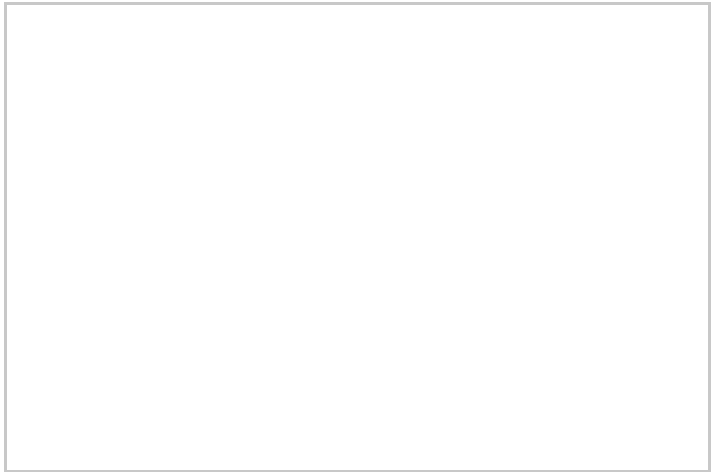
COUNCIL TAX

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

AGENTS NOTE

Please be aware the double gates to the side of the property allow shared access for the other properties to the rear.



Road Map



Hybrid Map



Terrain Map



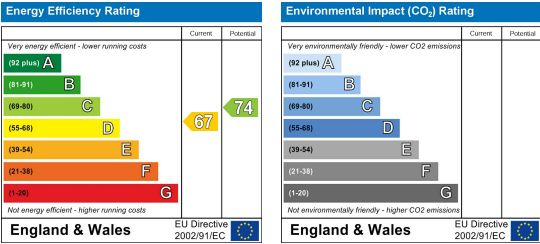
Floor Plan



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.