

HUNTERS[®]

HERE TO GET *you* THERE



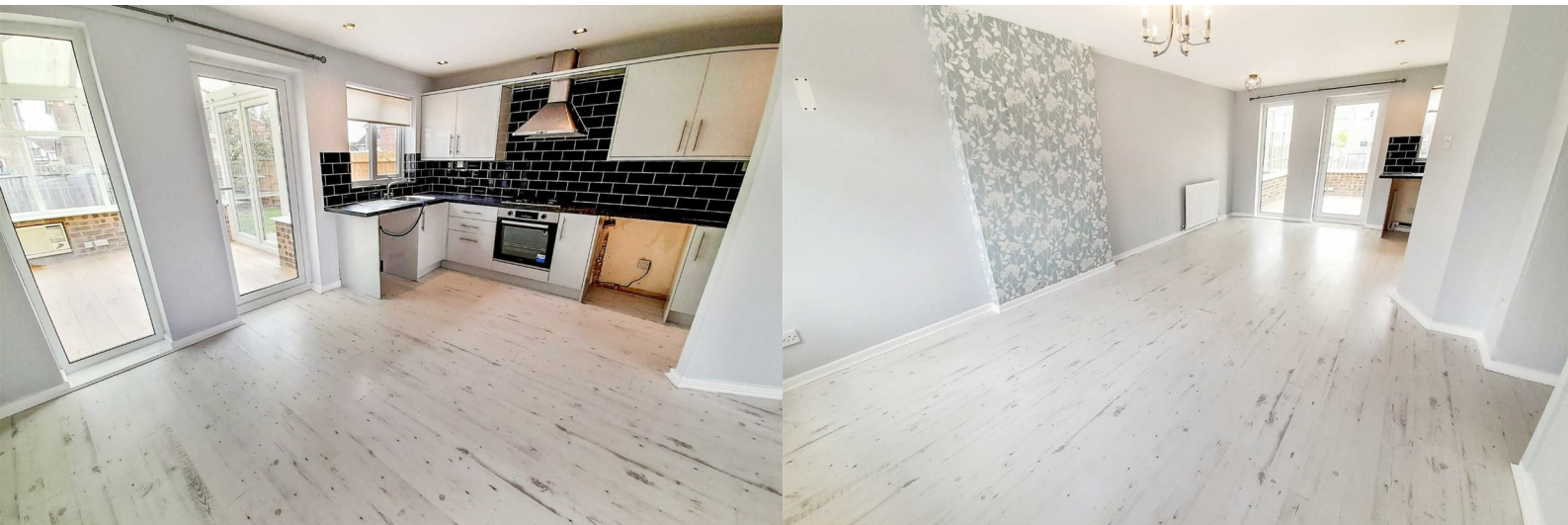
Laurel Close

DN21 1FE

Asking Price £169,950



Council Tax: A



10 Laurel Close

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ACCOMMODATION

uPVC double glazed Entrance door with side window into:

ENTRANCE HALLWAY

Stairs rising to the first floor with feature wall lights, radiator, laminate flooring. Door giving access into:

OPEN PLAN LIVING DINING KITCHEN

21'9" x 11'8" increasing to 14'10" to maximum dimension (6.63 x 3.56 increasing to 4.51 to maximum dimension)
uPVC double glazed window to the front elevation with single radiator below, uPVC double glazed windows to the rear elevation overlooking the garden, uPVC double glazed door giving access out to the Conservatory. Second single radiator, fitted kitchen comprising gloss finish with base, drawer and wall units with complementary work surfaces, tiled splashbacks, inset stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob with extractor over, provision for automatic washing machine and dishwasher.

CONSERVATORY

10'7" x 8'10" (3.23 x 2.69)

Doorway accessed from main reception. Low level wall with uPVC double glazed frame and pitched roof, French doors to the side elevation giving access out to the block paved patio and lawned garden beyond, laminate flooring.

UTILITY/REAR LOBBY

8'0" x 6'3" (2.45 x 1.91)

Opening from Lounge area through doorway.

uPVC double glazed Entrance door to the rear giving access out to the block paved patio, fitted units comprising base, drawer and wall unit housing the

gas fired central heating boiler, work surface, space for fridge freezer, loft access. Door giving access into:

PLAYROOM/OFFICE

9'10" x 8'1" (2.99 x 2.47)

uPVC double glazed patio doors to the front elevation giving access out to the driveway and radiator.

FIRST FLOOR LANDING

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

BEDROOM ONE

12'2" x 8'7" (3.71 x 2.62)

uPVC double glazed window to the rear elevation with single radiator below, inset spot lights to the ceiling.

BEDROOM TWO

12'2" x 6'0" (3.71 x 1.84)

uPVC double glazed window to the rear elevation and radiator,.

BEDROOM THREE

9'6" x 5'6" (2.90 x 1.68)

uPVC double glazed window to the front elevation and radiator.

FAMILY BATHROOM

5'11" x 5'5" (1.81 x 1.66)

uPVC double glazed window to the front elevation, three piece bathroom suite comprising w.c., pedestal wash hand basin and panel sided bath with electric shower over, tiled walls, access to Airing cupboard and radiator.

EXTERNALLY

To the front is driveway allowing off road parking and low maintenance gravelled front garden. To the rear is enclosed garden with block paved patio area and lawned garden beyond.

BUYER INFORMATION

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'

COUNCIL TAX

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

TENURE - Freehold



Road Map



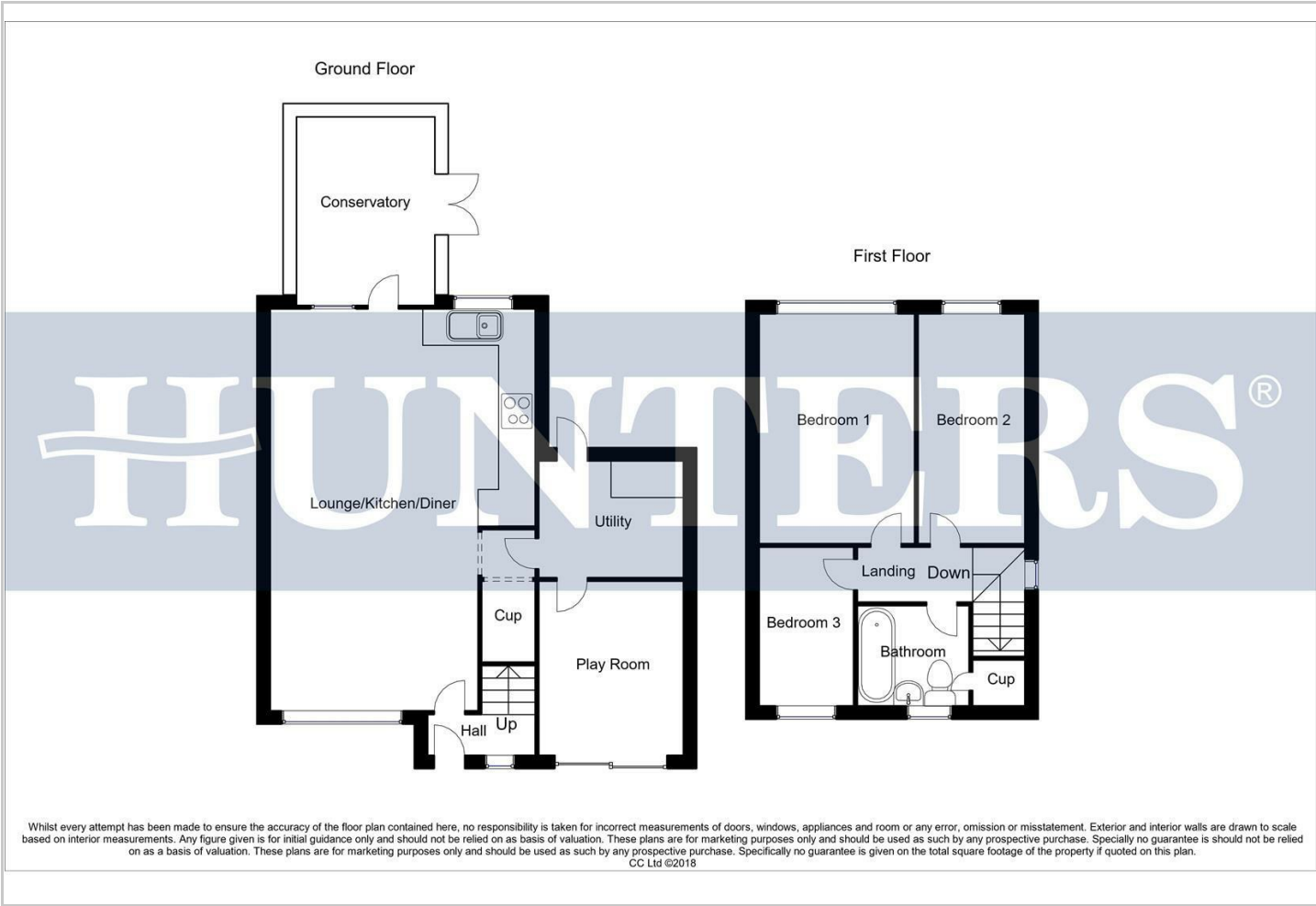
Hybrid Map



Terrain Map



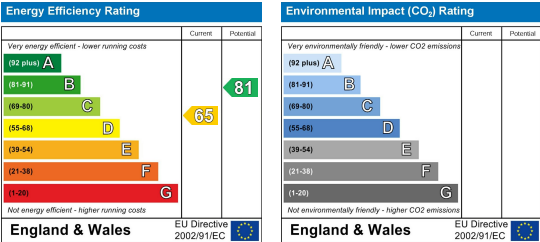
Floor Plan



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.