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HERE TO GET *you* THERE



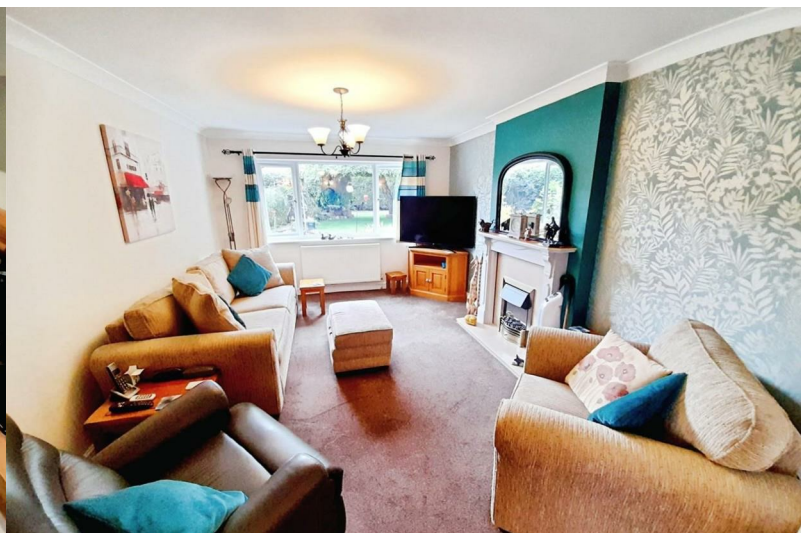
Marlow Road

Gainsborough, DN21 1YG

Asking Price £250,000



Council Tax: C



47 Marlow Road

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ACCOMMODATION

Composite double glazed entrance door with double glazed windows to the side leading into:

ENTRANCE PORCH

Door giving access to:

KITCHEN

15'5" x 7'9" (4.71m x 2.37m)

Fitted kitchen comprising base, drawer and wall units with complementary work surfaces, inset stainless steel sink and drainer with mixer tap, integrated double oven, four ring gas hob with extractor over, integrated fridge and freezer and automatic washing machine, tiled flooring, radiator and loft access. Door giving access to:

DINING ROOM

15'3" x 9'2" (4.66m x 2.80m)

Also having double doors entering from the Porch. With vaulted ceiling, two radiators and double glazed patio doors to the rear elevation, useful storage cupboard. Open archway gives access to:

LOUNGE

15'4" x 11'5" (4.69m x 3.48m)

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

CONSERVATORY

19'10" x 8'11" (6.05m x 2.73m)

Accessed from the Dining Room.

Constructed on a wooden frame with double glazed windows and sliding door to the rear giving access out to the rear garden, two radiator and sloped roof.

INNER HALLWAY

Accessed from the Dining Room with doors in turn giving access to:

MASTER BEDROOM

15'5" x 9'1" (4.71m x 2.79m)

uPVC double glazed window to the rear elevation, radiator and range of fitted wardrobes with matching drawers. Doorway giving access into:

EN SUITE SHOWER ROOM

7'3" x 5'8" (2.21m x 1.73m)

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

BEDROOM TWO

10'7" x 7'10" (3.25m x 2.40m)

uPVC double glazed window to the front elevation and radiator.

BEDROOM THREE

7'6" x 7'5" (2.31m x 2.27m)

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

FAMILY BATHROOM

8'7" x 6'6" (2.64m x 2.00m)

Suite comprising w.c., pedestal wash hand basin with tiled splashback, L shaped bath with tiled splashback and electric shower over, part wood panel walls, radiator and airing cupboard.

EXTERNALLY

To the front is gravel driveway and further driveway allowing off road parking leading to the single garage with light and power and up and over door. The front

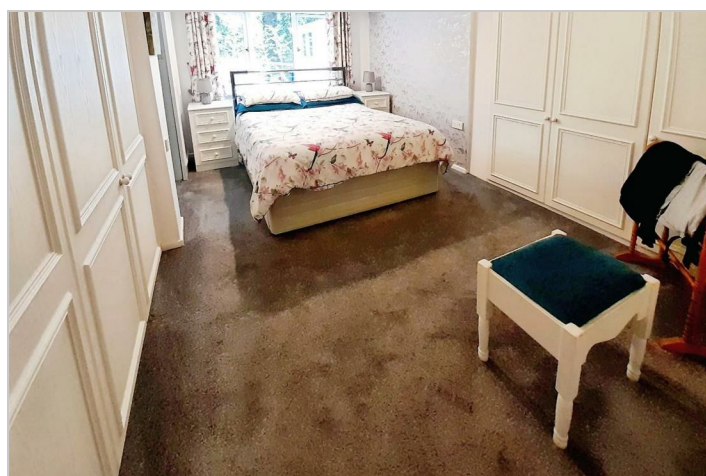
garden is mainly set to lawn with mature planted borders. The rear garden is divided into patio area, raised well stocked flower beds and lawn area to the side with pathway leading to wooden shed and views onto woodland to the rear.

COUNCIL TAX

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

TENURE - Freehold

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



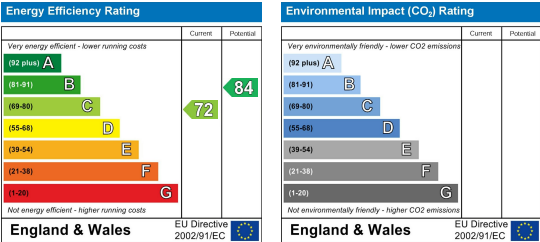
Floor Plan



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.