

# HUNTERS®

HERE TO GET *you* THERE



## Dog & Duck Lane

Morton, Gainsborough, DN21 3BB

Asking Price £160,000



Council Tax: C



# 2 Dog & Duck Lane

Morton, Gainsborough, DN21 3BB

Asking Price £160,000



## ACCOMMODATION

Wooden single glazed door with side window leading into:

## ENTRANCE PORCH

5'7" x 4'5" (1.72m x 1.37m )

Wooden part glazed entrance door giving access into:

## ENTRANCE HALLWAY

With stairs rising to the first floor accommodation with storage under, radiator and opening leading into:

## LOUNGE

14'1" x 12'0" (4.30m x 3.68m )

Wooden sealed double glazed window to the front elevation, radiator and wooden fireplace surround and mantle.

## DINING ROOM

14'0" x 10'5" (4.27m x 3.18m )

Wooden sealed double glazed window to the front elevation, wall mounted electric heater, fireplace and opening leading into:

## KITCHEN

13'1" x 10'0" (3.99m x 3.06m )

Glazed wooden door to the rear leading out to the Porch. Fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, inset stainless steel sink and drainer with mixer tap, space for cooker, space for fridge freezer and provision for automatic washing machine and further appliance.

## INNER PORCH

5'6" x 4'3" (1.69m x 1.32m )

Glazed wooden door to the rear giving access out to Lean To and second door to the side giving access to:

## THIRD RECEPTION/STUDY/BEDROOM

11'1" x 6'11" (3.40m x 2.11m )

Wooden single glazed window to the rear elevation.

## LEAN TO

Double glazed window to the side elevation, wooden glazed entrance door to the rear elevation with provision for appliances including automatic washing machine, slabbed flooring and doorway into further outbuilding with w.c. and storage area.

## HALF LANDING AREA

uPVC double glazed window to the rear elevation, further stairs rising to the main landing with doors giving access to:

## BEDROOM ONE

14'1" x 10'11" (4.30m x 3.34m )

uPVC double glazed window to the front elevation and radiator. Triple fitted wardrobes built into the alcove and wall mounted gas fired central heating boiler.

## BATHROOM

10'8" x 7'1" (3.26m x 2.17m )

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

## BEDROOM TWO

14'0" x 10'5" (4.27m x 3.20m )

uPVC double glazed window to the front elevation and radiator.

## BEDROOM THREE

13'0" x 10'1" (3.98m x 3.08m )

Wooden sealed double glazed window to the side elevation, radiator and loft access.

## EXTERNALLY

To the front is a gated driveway allowing off road parking. The enclosed garden is mainly set to lawn with pathway leading to the front entrance door and sectional garage/workshop and to the rear the enclosed gated yard gives access to the rear entrance door into the lean to.

## 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

## AGENTS NOTE

If you are looking to purchase with a mortgage please seek advice from your Mortgage Advisor prior to offering on this property.



## Road Map



## Hybrid Map



## Terrain Map



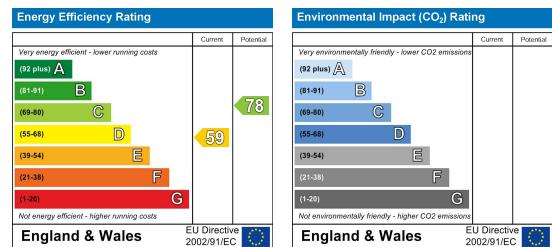
## Floor Plan



## 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.