

HUNTERS[®]

HERE TO GET *you* THERE



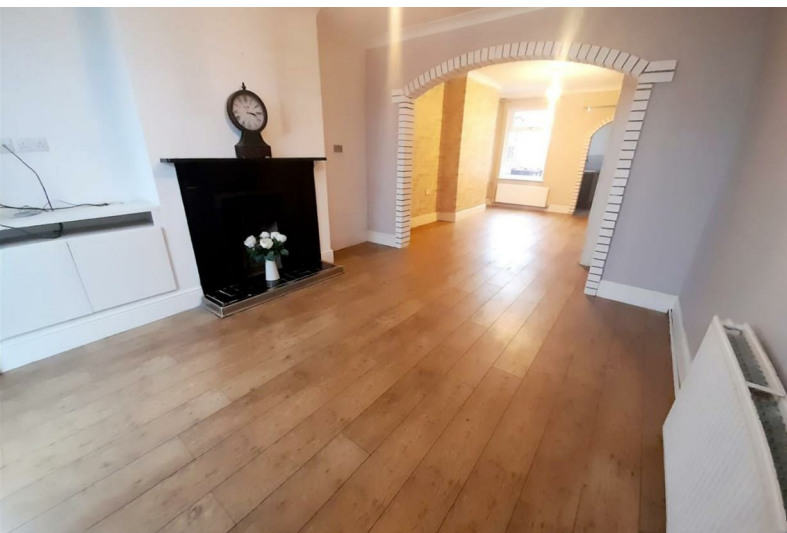
North Warren Road

Gainsborough, DN21 2TT

Offers In The Region Of £95,000



Council Tax: A



22 North Warren Road

Gainsborough, DN21 2TT

Offers In The Region Of £95,000



ACCOMMODATION

THROUGH LOUNGE.DINING ROOM

LOUNGE AREA

12'4" x 11'11" (3.76 x 3.63)

uPVC double glazed bay window to the front elevation, uPVC double glazed Entrance door, radiator, fireplace with tiled hearth, decorative tiled inset, provision for open fire, recess to either side. Brick Archway to:

DINING AREA

Wall light point, radiator, laminated floor, uPVC double glazed window to the rear elevation. Brick archway to:

KITCHEN

8'10" x 6'10" (2.69 x 2.08)

Inset single drainer sink unit, range of wall and floor units under complementary work surface with oven space, tiled walls to the preparation area, plumbing for washing machine, uPVC double glazed door to the rear elevation and double glazed window to the rear, radiator.

INNER LOBBY AREA

With wall mounted gas fired boiler for central heating and domestic hot water, uPVC double glazed window to the rear elevation.

BATHROOM

Suite comprising close coupled w.c., pedestal wash hand basin, panelled sided bath with fitted shower, central heating radiator, uPVC double glazed window.

FIRST FLOOR LANDING

Doors leading to:

BEDROOM ONE

11'11" x 12'3" (3.63 x 3.73)

uPVC double glazed window to the front elevation, radiator, feature fireplace.

BEDROOM TWO

8'0" x 15'2" (2.44 x 4.63)

Feature fireplace, uPVC double glazed window to the rear elevation, radiator. Access to:

BEDROOM THREE

8'11" x 7'0" (2.72 x 2.13)

Radiator, uPVC double glazed window.

EXTERNALLY

To the front is a buffer garden with gated access, the rear is mainly laid to lawn with gravelled area and pathway.



Road Map



Hybrid Map



Terrain Map



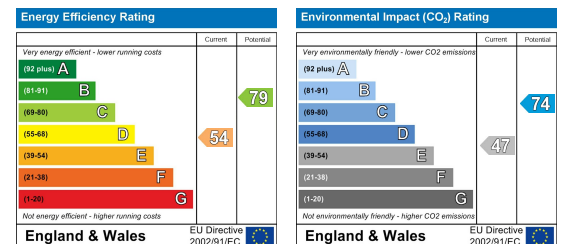
Floor Plan



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.