

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Lea Road

Gainsborough, DN21 1AP

Asking Price £500,000



Council Tax: E



# 248 Lea Road

Gainsborough, DN21 1AP

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## ACCOMMODATION

Entrance door with glazed panel over opening into:

### ENTRANCE HALL

With stairs rising to the first floor accommodation, cornice to ceiling, radiator and doors opening into:

### DOWNSTAIRS W.C

Two piece suite comprising w.c. and pedestal wash hand basin, radiator and tiled walls, double glazed window to the rear elevation, understairs storage cupboard.

### LOUNGE

Cornice to ceiling, feature marble finish fireplace, sash windows and French doors to three elevations, original panelling and two radiators.

### DINING ROOM

16'6" x 13'3" (5.05m x 4.04m)

Two double glazed sash windows to the front elevation, feature tiled fireplace, beamed ceiling and radiator.

### BREAKFAST KITCHEN

19'7" x 8'0" (5.99m x 2.46m )

Range of wall and base units with granite finished work surface, inset twin circular sink units, double glazed window to the rear elevation, cooker point, radiator, glazed door to the rear Entrance Hall.

### FAMILY ROOM/SNUG

13'1" x 11'6" (4.01m x 3.53m )

Glazed sash window to the front elevation and double glazed window to the side elevation, radiator and chimney recess, cornice to ceiling and built in cupboards to the alcove.

### UTILITY ROOM

9'8" x 8'0" (2.97m x 2.46m )

uPVC double glazed window to the side elevation. and gas fired central heating boiler.

### FORMER POOL ROOM

24'8" x 19'7" (7.52m x 5.97m)

With a covered swimming pool, uPVC double glazed sliding doors to the rear garden, pine clad ceiling.

### FIRST FLOOR LANDING/STUDY AREA

19'7" x 17'10" (5.99m x 5.46m )

With two glazed windows with views to the rear and radiator.

### SEPARATE W.C.

Double glazed sash window to the rear elevation and w.c.

### BEDROOM ONE

20'4" x 12'7" (6.2m x 3.84m )

Two glazed windows with views over the rear garden, double glazed panel door opening onto the balcony, storage cupboards to chimney alcove, feature fireplace. radiator.

### BEDROOM TWO

20'4" x 8'11" (6.2m x 2.74m )

Feature fire surround, radiator and two glazed sash windows to the front and side elevation.

### BEDROOM THREE

13'3" x 12'9" (4.04m x 3.91m )

Feature fireplace, radiator and double glazed sash window to the front elevation.

## BEDROOM FOUR

13'3" x 12'11" (4.04m x 3.94m )

Double glazed sash window to the front elevation, radiator, storage cupboard and feature fireplace.

## FAMILY BATHROOM

9'8" x 8'0" (2.97m x 2.46m )

Low level w.c., pedestal wash hand basin, radiator, double glazed window to the rear elevation, storage cupboard.

## SECOND FLOOR LANDING

Walk in storage cupboard, double glazed sash window to the front elevation.

## BEDROOM FIVE

16'6" x 10'9" (5.03m x 3.28m )

Glazed sash windows to the side and rear elevations, two radiators and storage cupboard.

## BEDROOM SIX

20'4" x 10'9" (6.22m x 3.28m )

Double glazed sash windows to the front and side elevations, radiator and built in storage cupboard.

## EXTERNALLY

Set back on Lea Road with a gravel driveway leading

alongside the front gardens leading to the rear. The rear garden is set to lawns with established trees and hedging.

## COACH HOUSE

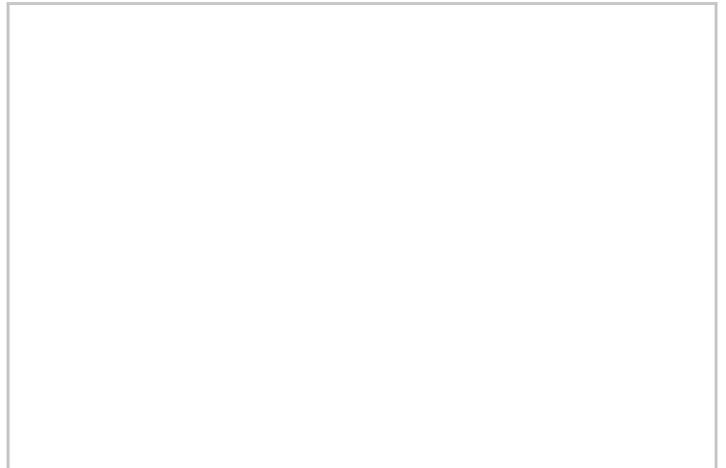
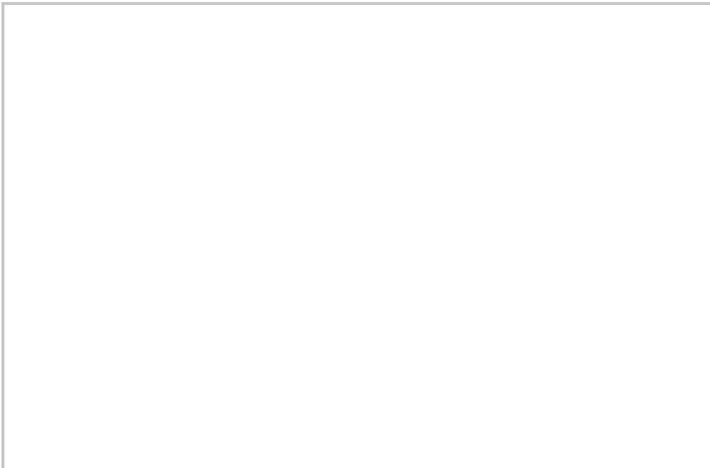
With double sliding doors and open bay garage, with space above which subject to the necessary planning could lend itself to a wide range of uses.

## TENURE - Freehold

## COUNCIL TAX

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

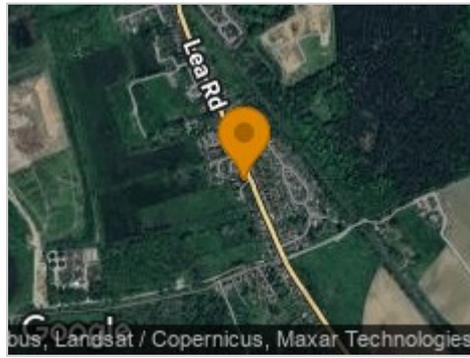
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property 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



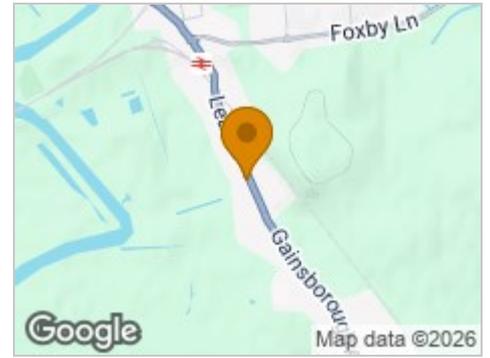
## Road Map



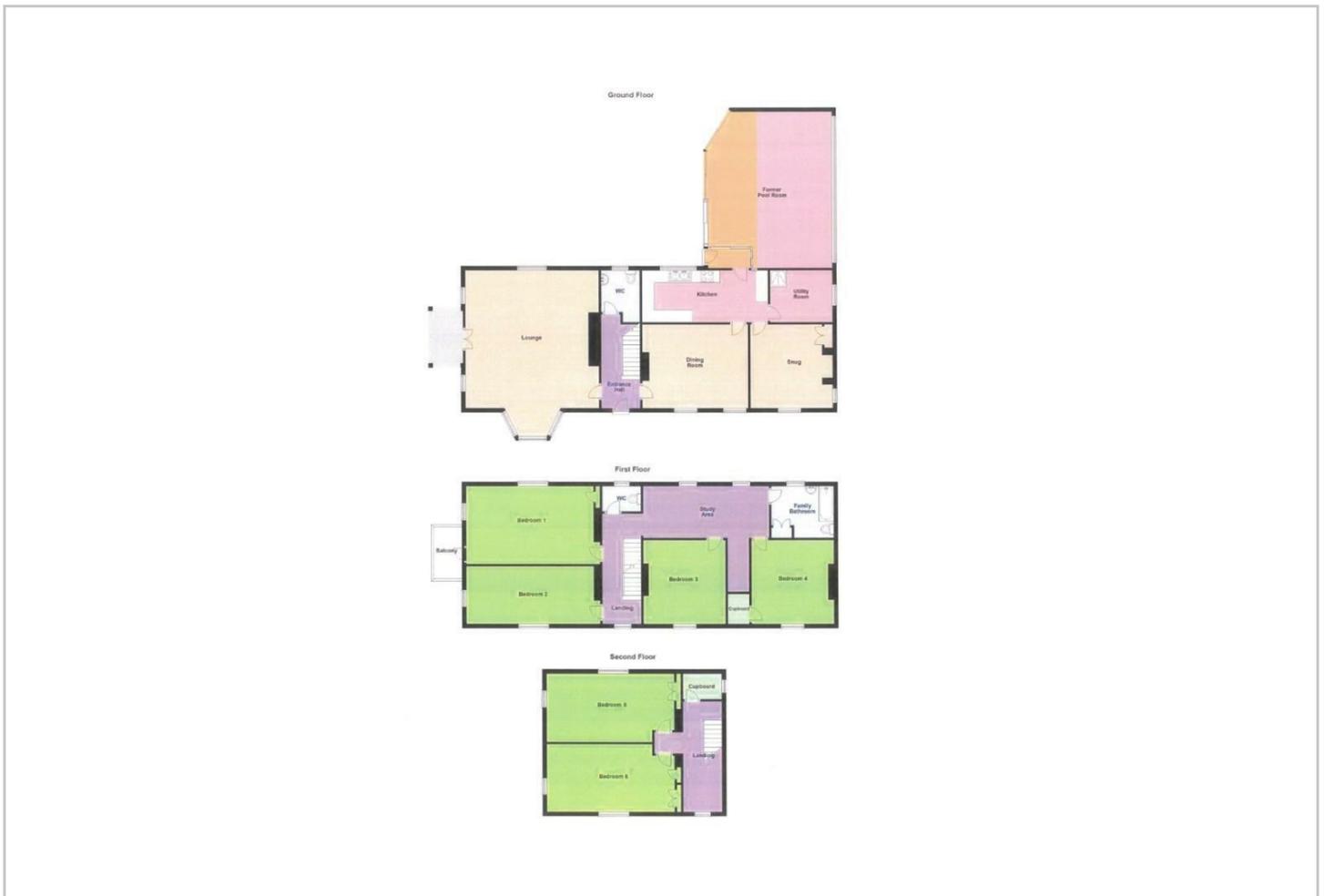
## Hybrid Map



## Terrain Map



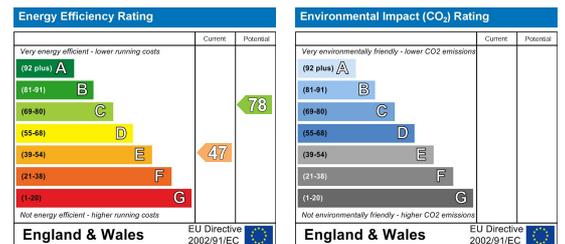
## Floor Plan



## 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.