

HUNTERS®

HERE TO GET *you* THERE



The Alders

Gainsborough, DN21 1WJ

Asking Price £175,000



Council Tax: B



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ACCOMMODATION

Composite double glazed entrance door leading into:

ENTRANCE HALLWAY

With wooden park style flooring, radiator, stairs rising to the first floor accommodation, useful storage cupboard and doors giving access to:

SHOWER ROOM

10'0" x 2'9" (3.05m x 0.86m)

Suite comprising w.c, pedestal wash hand basin with tiled splashback and shower cubicle, flooring continued from the Hallway and radiator.

UTILITY ROOM

7'8" x 6'5" (2.34m x 1.96m)

Composite double glazed entrance door to the rear elevation, fitted base and drawer units with complementary worksurface, inset stainless steel sink and drainer with mixer tap, tiled splashback, provision for automatic washing machine, wall mounted gas fired central heating boiler, radiator and tiled flooring.

BEDROOM THREE

8'7" x 7'9" (2.62m x 2.37m)

uPVC double glazed window to the rear elevation and radiator.

CONSERVATORY

11'1" x 7'8" (3.40m x 2.36m)

Door from Utility Room.

Constructed on a low level brick wall with uPVC windows to either side elevation and rear elevation and double glazed French doors to the rear elevation, giving access to the enclosed garden, tiled flooring.

FIRST FLOOR LANDING

Radiator, stairs rising to the second floor accommodation and doors giving access to:

LOUNGE

15'7" x 13'1", 239'6" to its maximum dimensions (4.75m x 4.73m to its maximum dimensions) uPVC double glazed window to the front elevation and uPVC double glazed French doors with Juliet balcony, marble fireplace and hearth with painted wood surround and mantle and open fronted gas fire, two radiators and coving to ceiling.

L SHAPED KITCHEN DINER

15'5" x 12'10" to its maximum dimensions (4.72m x 3.93m to its maximum dimensions)

uPVC double glazed window to the rear elevation, fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor over, space for low level appliance and space for fridge freezer, radiator.

SECOND FLOOR LANDING

With loft access and doors giving access to:

MASTER BEDROOM

15'5" x 12'7" (4.72m x 3.84m)

Two uPVC double glazed windows to the front elevation, radiator and wooden park style flooring. Door giving access to:

EN SUITE BATHROOM

6'9" x 5'9" (2.07m x 1.77m)

Comprising w.c., pedestal wash hand basin and panel sided bath with mixer shower over, tiled splashbacks and radiator.

BEDROOM TWO

15'6" x 11'5" to its maximum dimensions (4.73m x 3.48m to its maximum dimensions)
Two uPVC double glazed windows to the rear elevation, radiator and wooden park style flooring, useful storage cupboard and door giving access to:

EN SUITE SHOWER ROOM

5'10" x 5'8" (1.79m x 1.74m)
Suite comprising w.c., pedestal wash hand basin and shower cubicle, part tiled walls, radiator and park style wooden flooring.

EXTERNALLY

To the front is a driveway allowing off road parking and leading to the integral garage with door, light and power. The rear enclosed low maintenance garden has patio areas and planted borders.

TENURE - Freehold

COUNCIL TAX

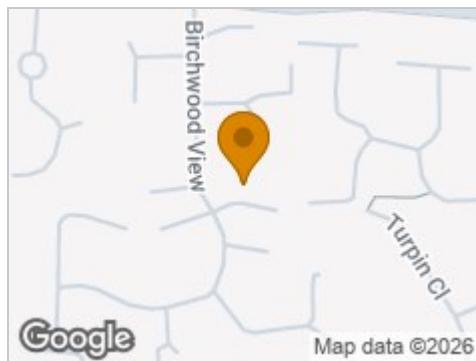
Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'B'

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



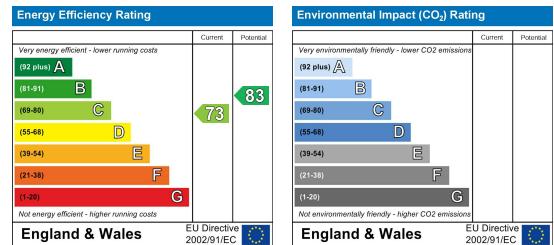
Floor Plan



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.