

HUNTERS[®]

HERE TO GET *you* THERE



The Pines

Gainsborough, DN21 1PW

£185,000



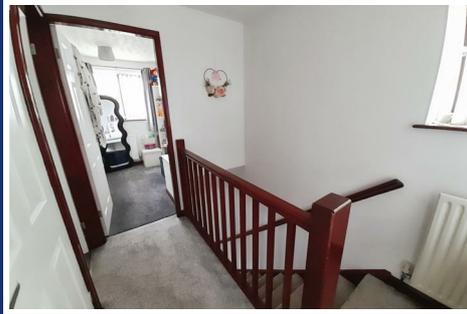
Council Tax: A



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ACCOMMODATION

uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY

With doors giving access to:

W.C.

6'3" x 3'1" (1.93m x 0.95m)

uPVC double glazed window to the front elevation, w.c, and hand basin with tiled splashback and radiator.

LOUNGE

14'11" x 15'8" (4.57m x 4.79m)

uPVC double glazed window to the front elevation, radiator, stairs rising to first floor accommodation, second radiator and wooden glazed door giving access into:

KITCHEN DINER

14'11" x 8'10" (4.57m x 2.70m)

uPVC double glazed window and French doors to the rear elevation looking out to the rear enclosed garden, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback, inset sink and drainer with mixer tap, space for cooker, provision for automatic washing machine, further space for fridge freezer and radiator.

FIRST FLOOR LANDING

uPVC double glazed window to the side elevation, loft access, airing cupboard and doors giving access to:

MASTER BEDROOM

14'9" x 8'8" (4.52m x 2.65m)

uPVC double glazed window to the front elevation and radiator.

BEDROOM TWO

9'9" x 8'3" (2.98m x 2.54m)

uPVC double glazed window to the rear elevation and radiator.

BEDROOM THREE

8'9" x 5'11" (2.69m x 1.82m)

uPVC double glazed window to the front elevation and radiator.

FAMILY BATHROOM

6'7" x 6'2" (2.02m x 1.90m)

uPVC double glazed window to the side elevation, suite comprising w.c, pedestal wash hand basin with tiled splashback, panel sided bath with electric shower over and tiled splashback, radiator.

EXTERNALLY

To the front is a block paved driveway allowing parking for multiple vehicles leading to the attached single Garage. The front garden is mainly laid to lawn with pathway leading to the front entrance door and the enclosed rear garden is mainly set to lawn with patio area.

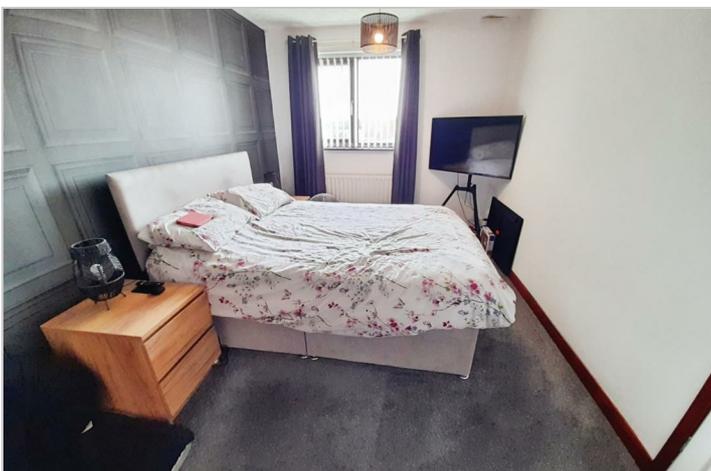
TENURE - Freehold

COUNCIL TAX

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

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



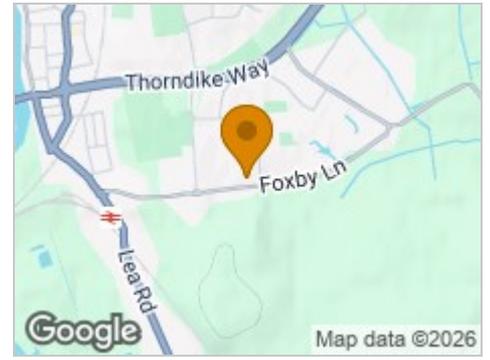
Road Map



Hybrid Map



Terrain Map



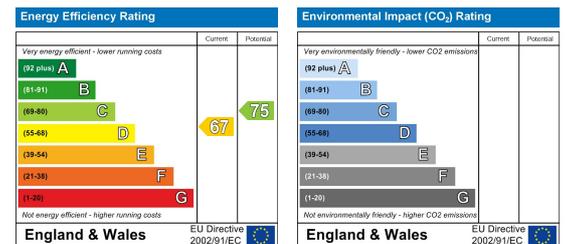
Floor Plan



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.