

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Poplar Grove

Scotter, Gainsborough, DN21 3TZ

Asking Price £175,000



Council Tax: A



# 20 Poplar Grove

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## ACCOMMODATION

uPVC double glazed entrance door leading into:

### LOUNGE

17'4" x 13'1" to its maximum dimensions (5.30m x 4.01m to its maximum dimensions)

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

### KITCHEN DINER

13'1" x 10'1" (3.99m x 3.08m )

uPVC double glazed window and French doors to the rear elevation looking into the Conservatory. Fitted kitchen comprising base, drawer, wall and display units with complementary work surfaces, tiled splashback, inset stainless steel sink and drainer with mixer tap, space for cooker and fridge freezer, provision for automatic washing machine and radiator.

### CONSERVATORY

9'10" x 9'1" (3.01m x 2.77m )

Constructed on a low level brick wall with uPVC double glazed frame and French doors to the rear giving access out to the enclosed rear garden, pitched roof.

### FIRST FLOOR LANDING

Loft access being fully boarded with drop down ladder. Doors in turn giving access to:

### BEDROOM ONE

15'10" x 10'7" (4.85m x 3.25m )

uPVC double glazed window to the front elevation, coving to ceiling, range of fitted wardrobes with sliding doors, useful storage cupboard.

### BEDROOM TWO

11'9" x 6'11" (3.60m x 2.13m )

uPVC double glazed window to the rear elevation and coving to ceiling.

### SHOWER ROOM

8'8" x 5'10" (2.65m x 1.80m )

uPVC double glazed window to the rear elevation, suite comprising w.c., hand basin mounted in vanity unit and shower cubicle with mermaid boarding and radiator.

### EXTERNALLY

To the front the garden is mainly set to lawn with pathway leading to the Entrance door and beyond to gated access to the mature enclosed rear garden with a variety of mature borders with shrubs, bushes, flowering plants and turns to an L shaped with vegetable area and feature patio area. To the front is also an allocated parking area in front of the brick built single garage with up and over door, light and power.

### COUNCIL TAX

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

### TENURE - Freehold

### AGENTS NOTE

The current vendor has advised an additional piece of garden has been purchased to the rear which is owned on a separate title.

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

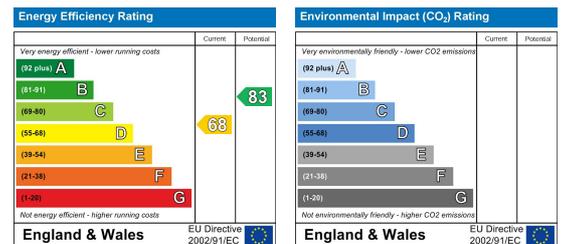


PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

## 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.