



Horsley Road

Gainsborough, DN21 2TD

Offers Over £145,000



We offer a three bed semi detached property located in a popular residential area to the north side of Gainsborough having access to the towns wealth of amenities including Marshalls Yard retail complex, medical and leisure facilities and a number of schools including the highly regarded Queen Elizabeth High School. Early viewing is highly recommended. Accommodation comprising Entrance Hallway, downstairs w.c., Kitchen Diner, Lounge, three Bedrooms and family Bathroom.



ACCOMMODATION

uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator. Doors giving access to:

DOWNSTAIRS W.C.

uPVC double glazed window to the side elevation, w.c., pedestal wash hand basin with tiled splash backs and radiator.

KITCHEN DINER 14'6" x 11'9" to maximum dimensions (4.42m x 3.60m to maximum dimensions)

uPVC double glazed bay window to the front elevation, fitted kitchen comprising base, drawer and wall units with complementary worksurface, tiled splashbacks, inset stainless steel sink and drainer, integrated dishwasher, fridge freezer and automatic washing machine, cupboard housing gas fired central heating boiler, radiator.

LOUNGE 14'7" x 11'8" (4.47m x 3.56m)

uPVC double glazed window to the side elevation and uPVC double glazed French doors to the rear elevation leading out to the back garden.

FIRST FLOOR LANDING

Loft access and doors giving access to:

MASTER BEDROOM 14'7" x 10'4" to maximum dimensions (4.47m x 3.15m to maximum dimensions)

Two uPVC double glazed windows to the front elevation and radiator.

BEDROOM TWO 11'8" x 6'3" (3.58m x 1.93m)

uPVC double glazed window to the rear elevation and radiator.

BEDROOM THREE 8'8" x 8'0" (2.65m x 2.46m)

uPVC double glazed window to the rear elevation and radiator.

FAMILY BATHROOM 6'3" x 5'6" (1.92m x 1.68m)

uPVC double glazed window to the side elevation, three piece bathroom suite comprising w.c., pedestal wash hand basin with tiled splashbacks and panel sided bath with mixer shower over and heated towel rail.

EXTERNALLY

To the front of the property is off road parking with pathway leading to the side of the property giving access to the Entrance door and enclosed rear garden beyond which is mainly laid to lawn.

COUNCIL TAX

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

AGENTS NOTE

There is a service charge of £100 per annum to cover maintenance of the green areas.

TENURE - Freehold

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.

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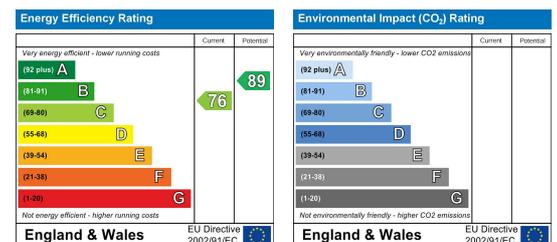
Area Map



Floor Plans



Energy Efficiency Graph



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