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Ropery Road, Gainsborough, DN21 2NP



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When it comes to
property it must be


lovelle



Asking Price £150,000



FIVE BEDROOMS / TWO RECEPTION ROOMS / DOWNSTAIRS & UPSTAIRS BATHROOMS / NEWLY FITTED KITCHEN / ENCLOSED REAR GARDEN / NO ONWARD CHAIN / COUNCIL TAX BAND A

Key Features

- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- NEWLY FITTED KITCHEN
- UPSTAIRS & DOWNSTAIRS BATHROOMS
- ENCLOSED GARDEN
- NO ONWARD CHAIN
- EPC rating D
- Tenure: Freehold





Entrance

Enter via wooden door with original tiled doorway, into passageway with door to entrance lobby and garden.

Entrance Lobby

Fitted carpet, stairs to first floor accommodation and door to dining room.

Dining Room

4.19m x 3.84m (13.7ft x 12.6ft)

Wood effect laminate floor, window to rear aspect, feature cast iron fireplace and door into kitchen.

Kitchen

6.63m x 2.73m (21.8ft x 9ft)

Fitted kitchen comprising of fitted wall and base units, one and half resin sink and drainer with mixer tap over, 5 ring gas hob with extractor over, mid level oven, integral microwave and integral American sized fridge and freezer, space for washing machine and tumble dryer. Window to side aspect, door to bathroom and rear garden. Concrete effect vinyl floor, radiator and spot light lighting.

Bathroom

1.92m x 2.02m (6.3ft x 6.6ft)

Three piece fitted suite comprising of low level WC, bath with shower attachment and hand wash basin. Part tiled walls, window to side aspect and wood effect laminate floor.

Lounge

4.19m x 3.88m (13.7ft x 12.7ft)

Fitted carpet, bay window to the front aspect, radiator and brick fireplace ornate open fire with wooden surround and tiled hearth.

Landing

Fitted carpet with doors to three bedrooms, bathroom and stairs to second floor accommodation.

Bedroom One

5.21m x 3.83m (17.1ft x 12.6ft)

Wood effect vinyl flooring, feature fireplace, window to front aspect and radiator.

Bedroom Two

3.98m x 3.07m (13.1ft x 10.1ft)

Window to rear aspect and radiator.

Bedroom Five

3.61m x 1.89m (11.8ft x 6.2ft)

Window to side aspect, radiator and loft aspect.

Bathroom

2.93m x 2.79m (9.6ft x 9.2ft)

Three piece suite comprising of bath with shower over, WC and hand wash basin. Part tiled walls, window to the rear and side aspect, radiator and wall mounted boiler.

Bedroom Three

5.23m x 2.7m (17.2ft x 8.9ft)

Wood effect vinyl flooring, radiator, velux window.

Bedroom Four

5.22m x 2.24m (17.1ft x 7.3ft)

Fitted carpet, radiator and velux window.

Garden

Concrete patio area, brick build storage, concrete path, peopled seating area and remainder of the garden lawned, fully enclosed with fencing.

Tenure

The tenure of this property is Advised to be FREEHOLD.

Services

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Local Authority

This property falls within the geographical area of West Lindsey Council - 01427 676676. <https://www.west-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01427 614018. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How To Make An Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us. For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one

Mortgage & Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

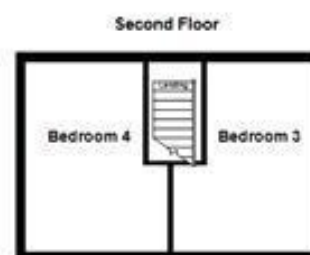
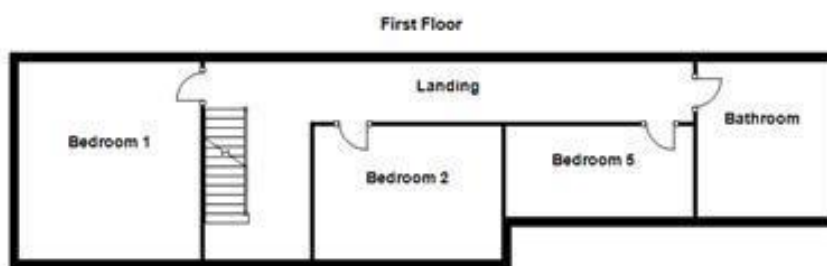
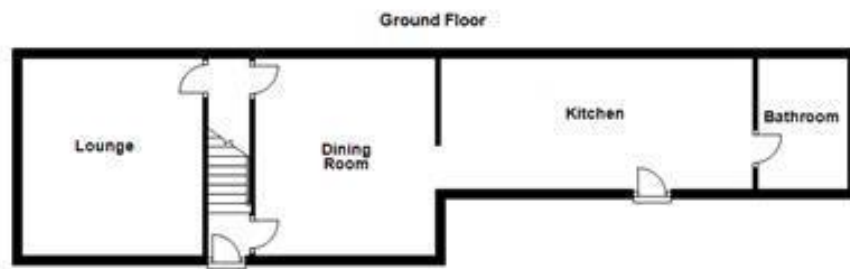
Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



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lovelle
01427614018
gainsborough@lovelle.co.uk

