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Morton Terrace, Gainsborough. DN21 2RF



When it comes to
property it must be


lovelle



£210,000

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Key Features

- FIVE BEDROOMS
- SEMI DETACHED
- WET ROOM
- FAMILY BATHROOM AND EN SUITE
- COUNCIL TAX BAND B
- EPC RATING D
- TENURE: FREEHOLD





FIVE BEDROOMS / LARGE LIVING SPACE FOR ENTERTAINING / UTILITY ROOM / FAMILY BATHROOM AND EN SUITE / SEMI DETACHED / SCOPE FOR OFF ROAD PARKING / EPC RATING D / COUNCIL TAX BAND B / CALL NOW TO VIEW

ENTRANCE

Enter via UPVC door into entrance, with stairs to first floor accommodation and door to lounge.

LOUNGE

3.96m x 4.06m (13'0" x 13'4")

Bay window to the side aspect with bespoke fitted shutter blinds, cast iron radiator, coving to ceiling, and ceiling rose. Between the lounge and dining room there is a handy coat space with storage area.

DINING ROOM

3.94m x 3.97m (12'11" x 13'0")

UPVC double glazed bay fronted window to the front elevation with bespoke fitted wooden blinds, radiator and coving to ceiling.

KITCHEN

5.38m x 3.94m (17'8" x 12'11")

Fitted kitchen comprising of; wall, base units and island with stainless steel sink with mixer tap,. Integrated dishwasher, full length freezer and full length fridge, integrated four ring induction hob, integrated fan assisted oven, vertical column radiator, door leading to rear garden, windows to the side aspect.

UTILITY ROOM

3.29m x 2.69m (10'10" x 8'10")

Three piece suite comprising of; electric shower, hand wash basin, W.C., radiator, and windows to side and rear aspect.

FIRST FLOOR ACCOMODATION

BEDROOM ONE

3.91m x 3.96m (12'10" x 13'0")

Fitted carpet, radiator, original feature fire, windows to front and side aspect

BEDROOM TWO

3.95m x 3.21m (13'0" x 10'6")

Fitted carpet, radiator, original feature fire and window to side aspect.

BEDROOM THREE

3.03m x 3.09m (9'11" x 10'1")

Fitted carpet, radiator, wall mounted boiler and window to side aspect.

FAMILY BATHROOM

Three piece suite comprising of; bath with over head shower, WC, hand wash basin, tiled walls, tiled flooring, window to side aspect and heated towel rail.

SECOND FLOOR ACCOMODATION

BEDROOM FOUR

3.91m x 2.43m (12'10" x 8'0")

Fitted carpet, radiator, original feature fireplace and Window to side aspect.

BEDROOM FIVE

3.7m x 2.21m (12'1" x 7'4")

Fitted carpet, radiator, original feature fireplace, door to ensuite and Window to side aspect.

EN SUITE

Fitted WC, hand wash basin and access to the eves.

EXTERNALLY

The enclosed rear garden has been adapted with sloped pathway to the artificial grass and patio areas. The kerb outside has been dropped offering scope for off road parking.

TENURE

The tenure of this property is 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 or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE AND 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 CERTIFICATE

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.

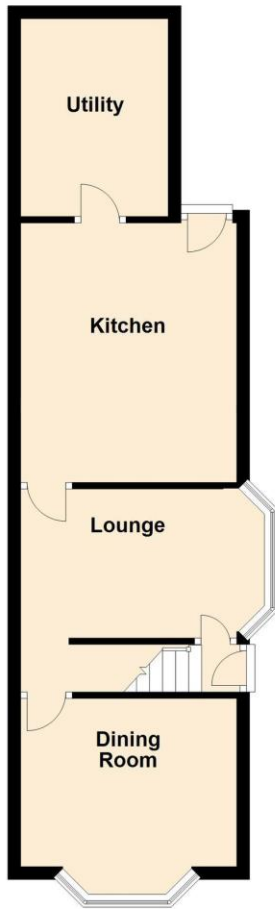
AGENTS NOTES

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

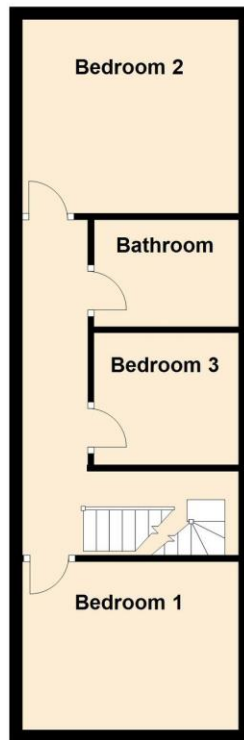
They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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

Ground Floor
Approx. 444.2 sq. feet



First Floor
Approx. 397.2 sq. feet



Second Floor
Approx. 230.5 sq. feet



Total area: approx. 1071.9 sq. feet

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