

# HUNTERS®

HERE TO GET *you* THERE



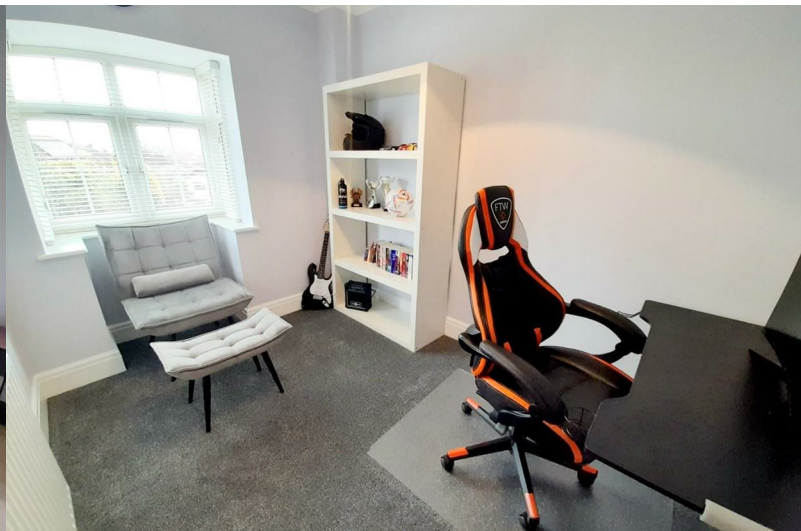
## Willingham Road

Knaith Park, Gainsborough, DN21 5ES

Offers In The Region Of £365,000



Council Tax: C





# 44 Willingham Road

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## ACCOMMODATION

Solid wood Entrance door leading into:

### ENTRANCE PORCH

uPVC double glazed window to the side elevation, tiled flooring, coving to ceiling. Door giving access into:

### ENTRANCE HALLWAY

Stairs rising to first floor accommodation with storage under, uPVC double glazed window to the side elevation, double radiator, solid wood flooring, coving to ceiling and doors giving access to:

### LOUNGE

13'7" x 11'4" (4.16m x 3.46m )

uPVC double glazed bow window to the front elevation and uPVC double glazed window to the side elevation, fire place with open fire, two double radiators, solid wood flooring and coving to ceiling.

### DINING ROOM

12'4" x 11'6" (3.76m x 3.52m )

uPVC double glazed bow window to the front elevation, double radiator, solid wood flooring and coving to ceiling.

### W.C.

Suite comprising w.c., hand basin mounted in vanity unit, tiling to both walls and flooring.

### KITCHEN DINER

27'7" x 13'5" to maximum dimensions (8.42m x 4.11m to maximum dimensions)

uPVC double glazed windows to either side elevation, uPVC double glazed Entrance door to side elevation and double glazed patio doors to the rear

elevation leading out to the York stone patio area with lawned gardens beyond. Gloss finished fitted kitchen comprising base, drawer, wall and larder units, integrated double oven, five ring electric hob with extractor over, integrated dishwasher, automatic washing machine, space for American style fridge freezer, inset spotlight to ceiling, tiled flooring and coving to ceiling. Under floor heating.

### FIRST FLOOR LANDING

Having loft access and doors giving access to:

### MASTER BEDROOM

13'5" x 12'4" with recess into doorway (4.11m x 3.76m with recess into doorway)

uPVC double glazed windows to both the rear and side elevation, double radiator, inset spotlights to ceiling and coving, door giving access to:

### EN SUITE WET ROOM

9'3" x 6'1" (2.84m x 1.87m )

Double glazed velux window, suite comprising w.c., hand basin mounted in vanity unit and walk in shower, tiling to both the walls and flooring, chrome heated towel rail and inset spot lights to ceiling.

### BEDROOM TWO

13'8" x 11'5" (4.19m x 3.49m )

Two uPVC double glazed windows to the front elevation, double radiator, coving to ceiling.

### BEDROOM THREE

12'4" x 11'5" (3.78m x 3.49m )

uPVC double glazed window to the front elevation, double radiator and coving to ceiling.

## BEDROOM FOUR

10'3" x 7'8" (3.13m x 2.36m )

uPVC double glazed window to the side elevation, double radiator and coving to ceiling.

## FAMILY BATHROOM

8'3" x 7'9" to maximum dimension (2.54m x 2.38m to maximum dimension)

uPVC double glazed window to the rear elevation, suite comprising w.c., hand basin mounted in vanity unit, panel sided bath with shower over, tiling to walls and flooring, inset spot lights to ceiling, chrome heated towel rail.

## EXTERNALLY

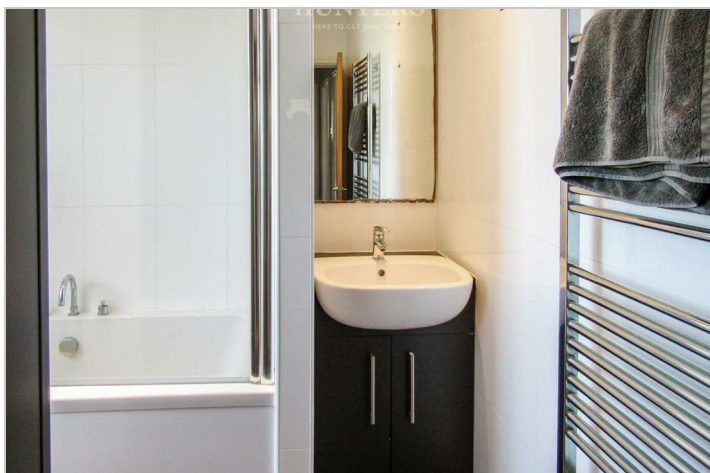
There is gravelled driveway allowing off road parking for multiple vehicles leading to the brick built Garage with light and power and to the rear is an enclosed garden mainly set to lawn with patio area.

## COUNCIL TAX

Through enquiries of the West Lindsey District Council we have been advised that the property is in rate banding C

## TENURE - FREEHOLD

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



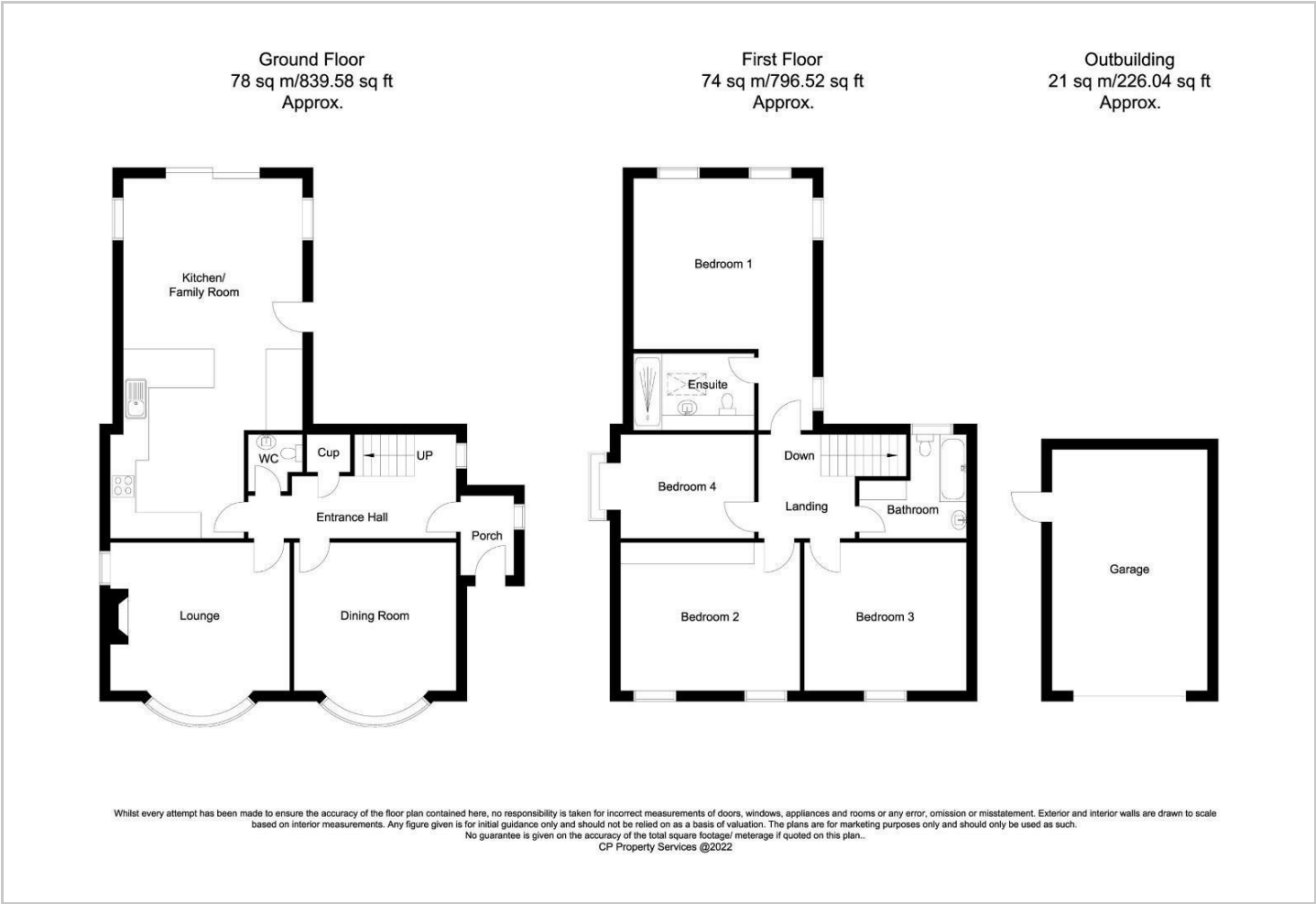
Hybrid Map



Terrain Map



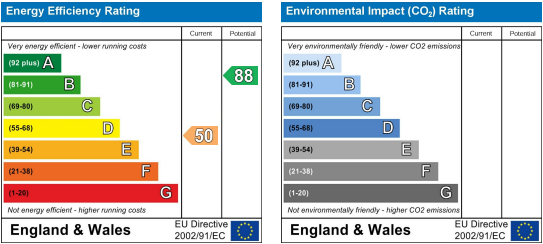
Floor Plan



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.