

# HUNTERS<sup>®</sup>

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## Green Lane

Gainsborough, DN21 5JW

Guide Price £290,000



Council Tax: C

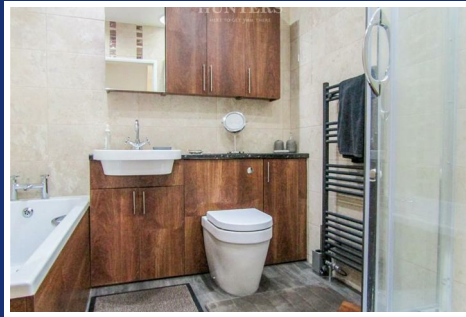




# 2 Green Lane

Gainsborough, DN21 5JW

Guide Price £290,000



## ACCOMMODATION

uPVC double glazed Entrance door leading into:

### ENTRANCE HALLWAY

With radiator, heat recovery vent, loft access and doors giving access to:

### BEDROOM

11'11" x 12'0" with recess into bay window (3.64m x 3.68m with recess into bay window)  
uPVC double glazed bay window to the front elevation, radiator, coving to ceiling, cast iron fire feature to the corner of the room.

### BEDROOM

11'10" x 11'11" with recess into bay window (3.61m x 3.65m with recess into bay window)  
uPVC double glazed bay window to the front elevation, radiator, coving to ceiling, cast iron fire feature to the corner of the room.

### BEDROOM

10'11" x 7'7" (3.33m x 2.32m )  
uPVC double glazed window to the side elevation, radiator and coving to ceiling

### FAMILY BATHROOM

7'9" x 7'8" (2.37m x 2.35m )  
Four piece bathroom suite comprising w.c., hand basin mounted in vanity unit, panel sided bath and corner shower cubicle, tiling to walls, inset spots to ceiling and tiled flooring, vertical radiator.

### DINING ROOM

12'6" x 10'11" (3.83m x 3.35m )  
uPVC double glazed window to the side elevation, brick fireplace with tiled hearth housing multi fuel

stove, inset spots to ceiling, radiator and wooden beam features. Doorway giving access to:

### KITCHEN

14'1" x 12'9" to maximum dimensions (4.31m x 3.90m to maximum dimensions)  
uPVC double glazed window to the side and rear elevation and sky light feature. Fitted kitchen comprising base, drawer, wall and larder unit with complementary work surfaces, tiled splash backs, integrated oven, four ring gas hob with extractor over, space for fridge freezer, inset resin sink and drainer with mixer tap, two vertical radiators, plumbing for integrated dishwasher, spot lights to ceiling. Door giving access to:

### LOUNGE

15'2" x 13'4" (4.63m x 4.07m )  
Two uPVC double glazed windows to the side elevation, uPVC double glazed French doors with side windows to the rear leading out to the patio area and garden beyond. Radiator, brick built fire place with inset multi fuel stove, coving to ceiling.

### REAR LOBBY

Doorway from Kitchen.  
With uPVC double glazed Entrance door to the side elevation, larder cupboard housing the gas fired central heating boiler with useful storage below, coving to ceiling and door giving access into:

### W.C./UTILITY ROOM

7'9" x 4'8" (2.38m x 1.44m )  
uPVC double glazed window to the side elevation, two piece suite comprising w.c. and hand basin with tiled splash backs, fitted base unit with complementary work surfaces, tiled splash back

and wall units over, inset stainless steel sink with mixer tap, provision for automatic washing machine, radiator and coving to ceiling. Dual fuel chrome heated towel rail.

### EXTERNALLY

To the rear is a mature garden, separated into York stone slabbed patio, lawn area with stepping stone pathway leading to the rear between the lawned area, mature planted borders with a variety of shrubs, bushes, trees and flowering plants, pond feature and gate leading to a further lawned area with mature planted borders, vegetable patch, space for greenhouse and shed. To the front is a gated garden, low maintenance gravelled driveway allowing off road parking for multiple vehicles.

### COUNCIL TAX

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

### TENURE - FREEHOLD





## Road Map



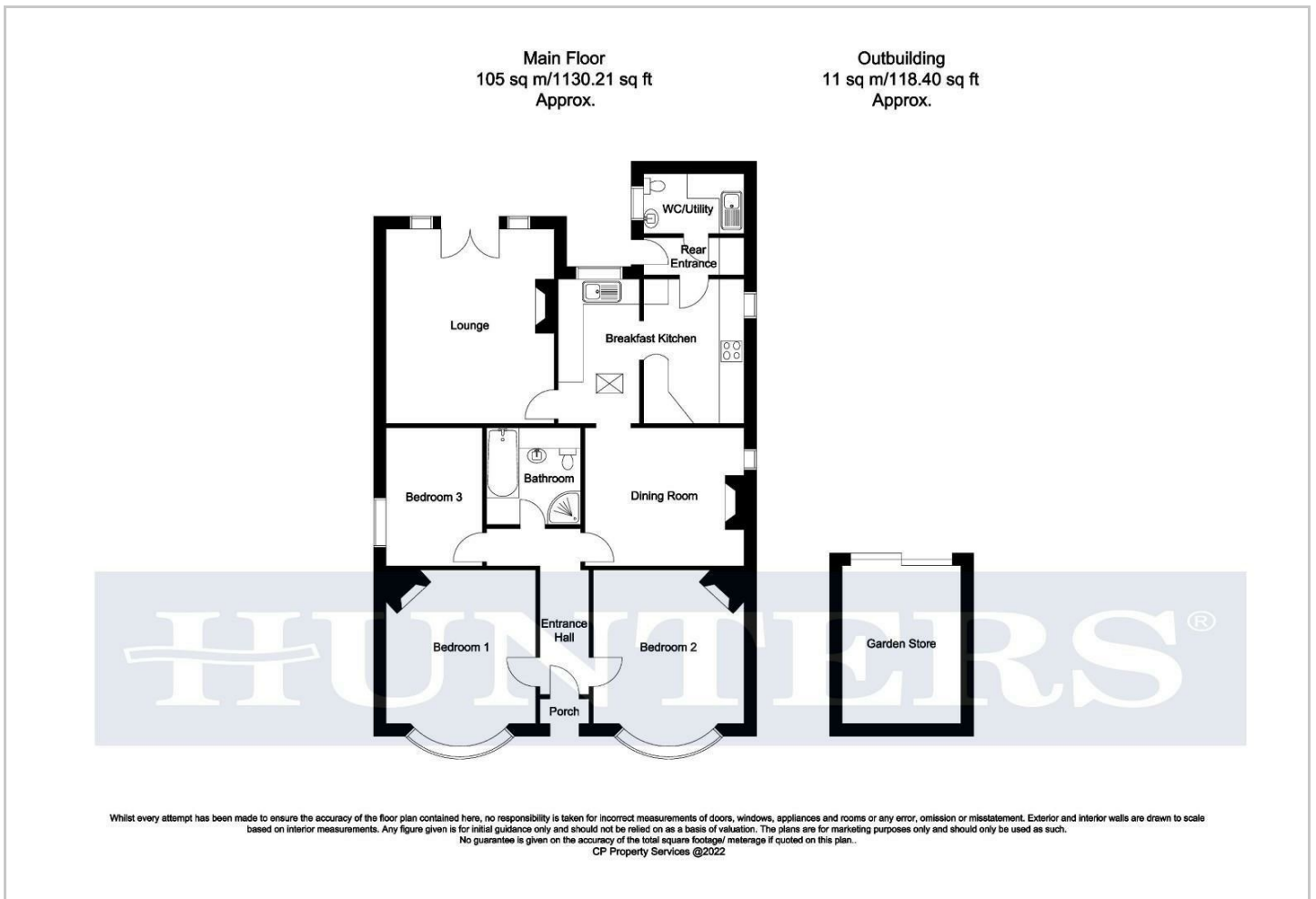
## Hybrid Map



## Terrain Map



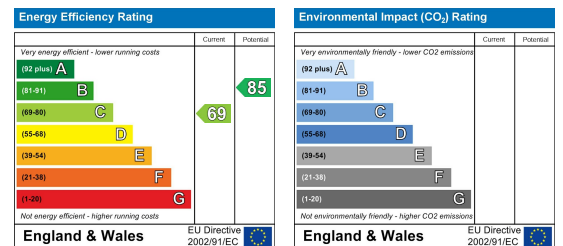
## Floor Plan



## 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.