



Foxby Mews

Gainsborough, DN21 1FA

Asking Price £165,000



We offer to the market a recently constructed two bedroom semi detached property located to the south side of the market town of Gainsborough with access to numerous amenities including supermarkets, rail links, medical and leisure facilities and schools. Accommodation comprising Entrance Hallway, Kitchen Diner, Lounge, downstairs w.c. and to the first floor are two Bedrooms and Bathroom. The property benefits from uPVC double glazing and gas fired central heating and would ideally suite first time buyers or investors alike.



ACCOMMODATION

Composite Entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, radiator and door giving access to:

KITCHEN DINER 11'10" x 9'10" (3.62m x 3.02m)

uPVC double glazed window to the front elevation, gloss finished fitted kitchen comprising base. drawer and wall units with complementary work surface and tiled splashbacks, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor fan over, integrated fridge freezer, washing machine and dryer and dishwasher, radiator. Access to:

DOWNSTAIRS W.C. 5'0" x 2'9" (1.53m x 0.84m)

Comprising of w.c. and pedestal wash hand basin with tiled splashbacks and radiator.

LOUNGE 13'0" x 12'2" to maximum dimensions (3.98m x 3.71m to maximum dimensions)

uPVC double glazed French doors to the rear elevation giving access out to the slabbed patio area and lawned garden beyond, radiator.

FIRST FLOOR LANDING

Loft access and doors giving access to:

MASTER BEDROOM 11'0" to the front of the fitted wardrobes x 8'9" (3.37m to the front of the fitted wardrobes x 2.67m)

uPVC double glazed window to the rear elevation overlooking the garden, radiator, fitted wardrobes with sliding doors.

BEDROOM TWO 10'10" to the front of the fitted wardrobes x 8'5" (3.31m to the front of the fitted wardrobes x 2.58m)

uPVC double glazed window to the front elevation, radiator, double fitted wardrobe and door giving access to Linen cupboard.

BATHROOM 6'7" x 6'5" (2.02m x 1.96m)

uPVC double glazed window to the side elevation, three piece bathroom suite comprising w.c. pedestal wash hand basin with storage cupboard incorporated below, panel sided bath with tiled splashbacks and shower attachment over, radiator.

EXTERNALLY

To the front is a block paved driveway allowing off road parking with pathway leading to the side of the property down to the gated rear. The rear enclosed garden is mainly set to lawn with a slabbed patio area.

COUNCIL TAX

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

AGENTS NOTE

We are advised a service charge will be payable once the site is completed this is estimated to be in approximately four to five years. Please contact the office for further details.

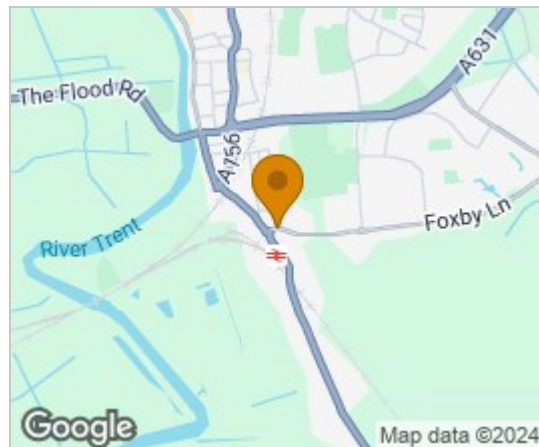
TENURE - FREEHOLD

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.

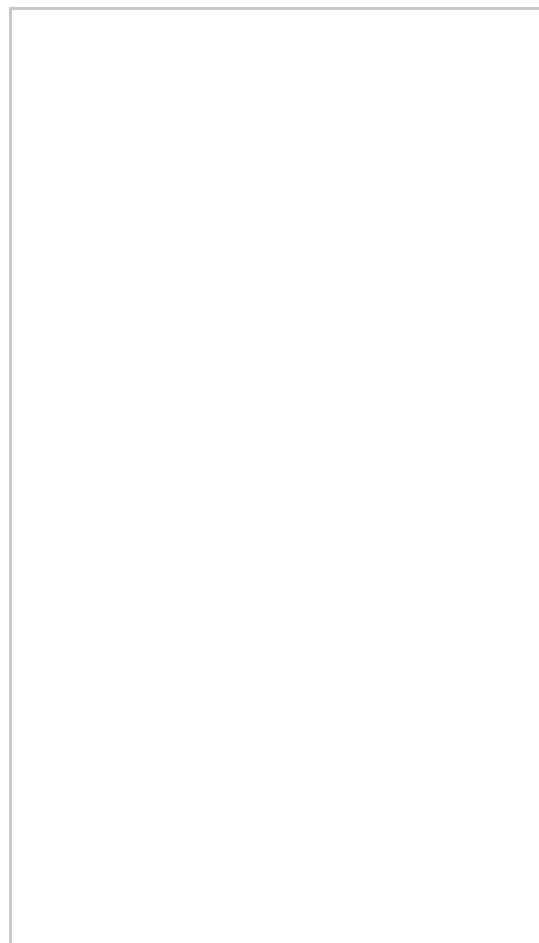
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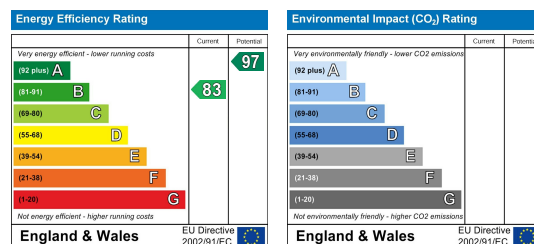
Area Map



Floor Plans



Energy Efficiency Graph



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