

# HUNTERS®

HERE TO GET *you* THERE



## Parkside Way

Gainsborough, DN21 1JB

Offers Over £280,000



Council Tax: D





# 17 Parkside Way

Gainsborough, DN21 1JB

Offers Over £280,000



## ACCOMMODATION

Double glazed composite entrance door leading into:

### ENTRANCE HALLWAY

Tiled flooring, radiator, storage cupboard with wi-fi connection, stairs rising to first floor accommodation with storage under, uPVC double glazed window to the side elevation.

### LOUNGE

18'4" x 11'7" (5.59m x 3.54m )

uPVC double glazed window to the front elevation, radiator.

### DOWNSTAIRS W.C.

5'6" x 5'6" (1.70m x 1.70m )

Two piece suite comprising w.c. and handbasin, chrome heated towel rail, tiled flooring and walls, inset spotlights to ceiling.

### OPEN PLAN KITCHEN DINER

19'6" x 12'8" (5.95m x 3.87m )

Double glazed bi-fold doors to the rear elevation with access out to the patio and lawned garden beyond. Gloss fitted kitchen comprising base, drawer and wall units with breakfast bar, integrated fridge and freezer, dishwasher, inset sink and drainer with mixer tap and hot water facility. Integrated electric oven and microwave, four ring gas hob with extractor over, tiled flooring continued from the entrance hallway. Inset spotlights to ceiling, kickboard lighting and under cupboard lighting.

### UTILITY ROOM

7'3" x 7'3" (2.23m x 2.23m)

Composite double glazed entrance door to the side elevation, fitted base units with complementary

worksurface, inset stainless steel sink and drainer with mixer tap, provision for integrated washing machine, inset spotlights to ceiling and wall mounted gas fired central heating boiler, radiator, tiled flooring continuing from the kitchen.

### FIRST FLOOR LANDING

With loft access, linen cupboard, radiator and uPVC double glazed window to the side elevation. Doors giving access to:

### MASTER BEDROOM

18'10" x 11'7" to maximum dimensions (5.75m x 3.54m to maximum dimensions)

uPVC double glazed window to the front elevation, radiator, fitted triple wardrobe with sliding doors. Door giving access to:

### EN SUITE SHOWER ROOM

5'8" x 5'6" (1.75m x 1.69m )

uPVC double glazed window to the side elevation, three piece suite comprising w.c., wash hand basin mounted in vanity corner unit, single shower cubicle, chrome heated towel rail, tiled walls and flooring, spotlights to ceiling.

### BEDROOM TWO

11'6" x 10'1" (3.51m x 3.09m )

uPVC double glazed window to the rear elevation, fitted double wardrobe and radiator.

### BEDROOM THREE

10'2" x 9'1" (3.10m x 2.77m )

uPVC double glazed window to the rear elevation and radiator.

## BEDROOM FOUR

9'8" x 7'8" (2.97m x 2.35m )

uPVC double glazed window to the front elevation and radiator.

## FAMILY BATHROOM

9'0" x 8'0" (2.75m x 2.45m )

uPVC double glazed window to the rear elevation, three piece bathroom suite comprising w.c., wash hand basin mounted in vanity unit, panel sided bath with shower over, tiled floor and walls, chrome heated towel rail.

## EXTERNALLY

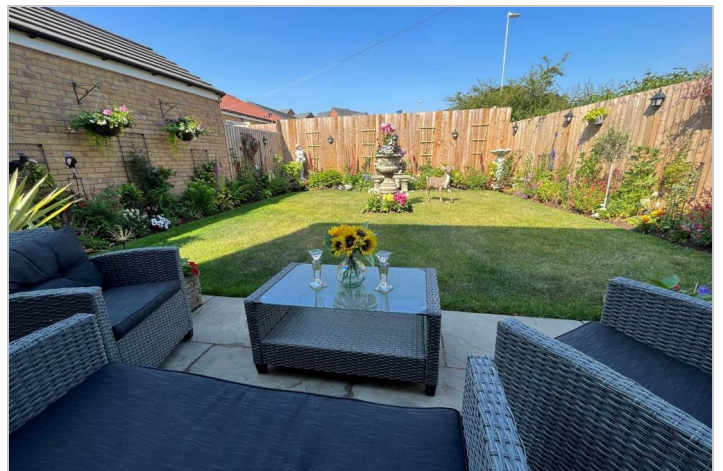
To the front the garden is set to lawn with driveway for off road parking leading to the single brick built Garage with light, power and w.c. facilities. To the rear is an enclosed garden with patio area and lawned area with well stocked borders.

## COUNCIL TAX

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

## 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



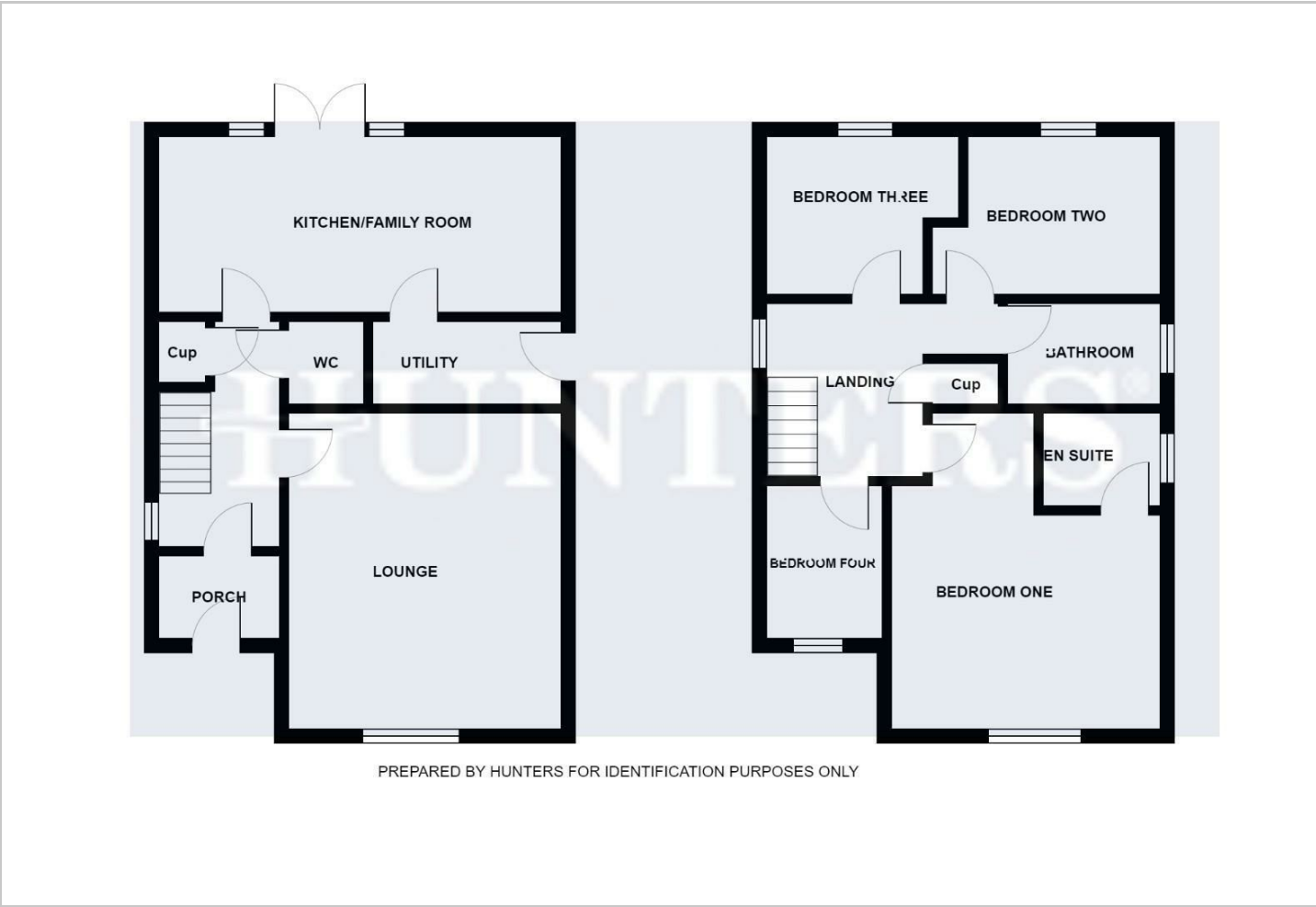
Hybrid Map



Terrain Map



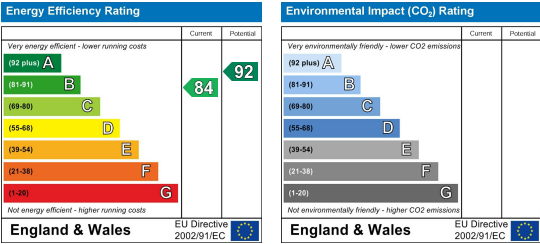
Floor Plan



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.