

HUNTERS®

HERE TO GET *you* THERE



Ulster Road

Gainsborough, DN21 2QY

Offers Over £260,000



Council Tax: C



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ACCOMMODATION

uPVC double glazed Entrance door with side windows leading into;

ENTRANCE HALLWAY

Stairs rising to first floor accommodation with storage under, radiator, laminate flooring, coving to ceiling. Door giving access to:

LOUNGE

13'5" x 11'10" (4.10m x 3.63m)

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

L SHAPED OPEN PLAN KITCHEN DINER

26'2" x 14'10" to maximum dimensions (8.00m x 4.54m to maximum dimensions)

uPVC double glazed window and French doors to the rear elevation looking out to the enclosed rear garden. Gloss finished fitted kitchen comprising base, drawer and wall units with complementary worksurfaces, tiled splashbacks, integrated electric oven and four ring electric hob with extractor over, inset sink and drainer with mixer tap, provision for automatic washing machine, integrated fridge and fridge freezer and wine chiller, breakfast bar, laminate flooring and access into Pantry storage area. Door giving access to:

LOBBY

With uPVC double glazed Entrance door, laminate flooring. Door giving access to the Garage and further door leading to:

DOWNSTAIRS SHOWER ROOM

4'8" x 4'0" (1.43m x 1.24m)

uPVC double glazed window to the rear elevation,

suite comprising w.c., hand basin, single shower cubicle with electric shower, tiled walls and radiator.

FIRST FLOOR LANDING

uPVC double glazed window to the side elevation, loft access. Doors giving access to:

BEDROOM ONE

13'0" x 10'11" (3.97m x 3.35m)

uPVC double glazed window to the rear elevation and radiator.

BEDROOM TWO

12'11" x 10'10" to maximum dimensions (3.94m x 3.32m to maximum dimensions)

uPVC double glazed window to the front elevation and radiator.

BEDROOM THREE

9'8" x 7'4" (2.96m x 2.26m)

uPVC double glazed window to the front elevation and radiator.

FAMILY BATHROOM

7'10" x 6'5" (2.39m x 1.97m)

uPVC double glazed window to the rear elevation, suite comprising w.c., pedestal wash hand basin and panel sided bath with mixer shower over, part tiled and mermaid boarding, chrome heated towel rail.

EXTERNALLY

To the front is a low maintenance walled garden and driveway allowing off road parking for multiple vehicles and access to the Garage with light and power. A pathway leads to the side of the property with gated access to the enclosed rear garden which is mainly set to lawn with mature foliage and decking area.

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



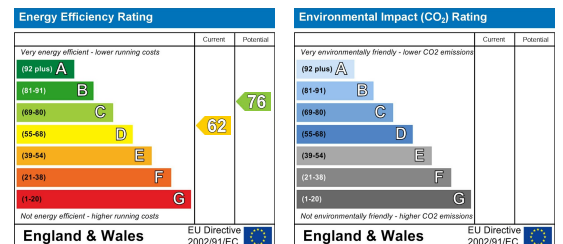
Floor Plan



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.