

# HUNTERS<sup>®</sup>

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## The Spinney

Gainsborough, DN21 1WF

Offers In The Region Of £240,000



Council Tax: C



# 4 The Spinney

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## ACCOMMODATION

Front entrance door leading into:

### ENTRANCE HALLWAY

Stairs rising to the first floor accommodation with cupboard under, radiator with cover, laminate flooring.

### DINING ROOM

12'2" x 8'7" (3.73m x 2.63m)

Coving to ceiling, radiator with cover, uPVC double glazed bay window to the front elevation, laminate flooring.

### LOUNGE

16'0" x 10'2" (4.89m x 3.12m )

uPVC double glazed window to the rear elevation, coving to ceiling, TV and phone point.

### KITCHEN

uPVC double glazed window to the front elevation, tiled splashbacks, sink and drainer with mixer tap over, integrated appliances including wine fridge, dishwasher and fridge freezer, breakfast bar, radiator, space for range cooker with extractor hood over.

### UTILITY

Radiator, space and plumbing for washing machine, sink with mixer tap over, wall mounted gas fired boiler. Rear door leading out to the garden.

### CLOAKROOM

7'8" x 19'5" (2.34m x 5.93m )

Two piece suite comprising w.c., and wall mounted wash hand basin, uPVC window to the rear elevation, radiator, tiled flooring.

## FIRST FLOOR LANDING

uPVC double glazed window to the rear elevation, loft hatch. airing cupboard housing the boiler mate.

### BEDROOM ONE

13'10"n x 12'10" (4.22n x 3.92m )

Loft access, radiator, uPVC double glazed window. Door leading into:

### EN SUITE

w.c., double shower unit, wall mounted towel rail, uPVC double glazed window to the side elevation, extractor.

### BEDROOM

8'3" x 9'10" (2.53m x 3.00)

Radiator with thermostat control and uPVC double glazed window to the front elevation, built in cupboard and storage.

### L SHAPED BEDROOM

12'3" x 14'6" narrowing to 7'4" (3.74m x 4.42m narrowing to 2.25m )

Two uPVC double glazed windows, radiator.

### BEDROOM

9'2" x 9'9" (2.80m x 2.99m )

(Currently used as office)

Radiator with thermostat control, uPVC double glazed window to the rear elevation, built in wardrobes

### FAMILY BATHROOM

6'1" x 7'8" (1.86m x 2.34m )

uPVC double glazed window to the rear elevation, bathroom suite comprising w.c., pedestal wash hand basin and bath with mixer shower over,

mermaid board splashbacks. inset spotlights to ceiling.

### GARAGE

Converted to bar with laminate flooring and panelled walls and air con unit.

### EXTERNALLY

To the rear is a raised stepped area, fenced boundaries, steps down to the lower lawned area with mature shrubs. External electrical point, garden shed.

### 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



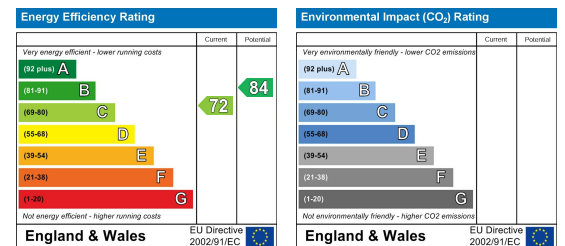
## Floor Plan



## 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.