

# HUNTERS<sup>®</sup>

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## Cedar Close

Gainsborough, DN21 2TY

Offers Over £220,000



Council Tax: B



# 6 Cedar Close

Gainsborough, DN21 2TY

Offers Over £220,000



## ACCOMMODATION

uPVC double glazed entrance door with side windows leading into:

## ENTRANCE PORCH

9'8" x 3'10" (2.95m x 1.18m)

Laminate flooring and door giving access to:

## OPEN PLAN LOUNGE THROUGH DINING ROOM

23'8" x 11'5" (7.23m x 3.48m )

uPVC double glazed window to the front elevation and uPVC double glazed French doors to the rear elevation with side windows looking out to the rear garden. Two radiators and door giving access to:

## HALLWAY

With stairs rising to the first floor accommodation, storage cupboard, laminate flooring, radiator and door giving access to:

## KITCHEN

10'8" x 8'0" (3.27m x 2.46m )

uPVC double glazed window to the rear elevation and uPVC double glazed entrance door to the side elevation. Fitted kitchen comprising base, drawer and wall units with complementary work surface, splashbacks, inset stainless steel sink and drainer with mixer tap, space for cooker with extractor over, space for low level appliances and tiled flooring.

## DOWNSTAIRS W.C.

7'6" x 3'9" (2.31m x 1.15m )

Door from the Hallway.

uPVC double glazed window to the side elevation, w.c., pedestal wash hand basin with tiled splashback and laminate flooring.

## STORE ROOM

12'7" x 8'3" (3.84m x 2.52m )

Former Garage.

Having up and over door, light and power, wall mounted gas fired central heating boiler,

## FIRST FLOOR LANDING

uPVC double glazed window to the side elevation and doors giving access to:

## MASTER BEDROOM

13'2" x 11'5" (4.03m x 3.50m )

uPVC double glazed window to the front elevation, radiator and access to useful storage cupboard.

## BEDROOM TWO

11'5" x 11'0" (3.48m x 3.36m )

uPVC double glazed window to the rear elevation, radiator and loft access.

## BEDROOM THREE

12'7" x 8'2" (3.85m x 2.49m )

uPVC double glazed window to the front elevation and radiator.

## SEPARATE W.C.

5'2" x 6'1" (1.60m x 1.86m )

uPVC double glazed window to the side elevation, w.c. and laminate flooring.

## FAMILY BATHROOM

8'1" x 7'7" (2.47m x 2.33m )

uPVC double glazed window to the rear elevation, suite comprising w.c., pedestal wash hand basin, panel sided bath with electric shower over, airing cupboard, chrome heated towel rail and spotlights to ceiling.

## EXTERNALLY

To the front are mature gardens mainly set to lawn with planted borders and driveway allowing off road parking. Pathways give access to the enclosed side and rear garden which is mainly set to lawn with planted borders and patio area.

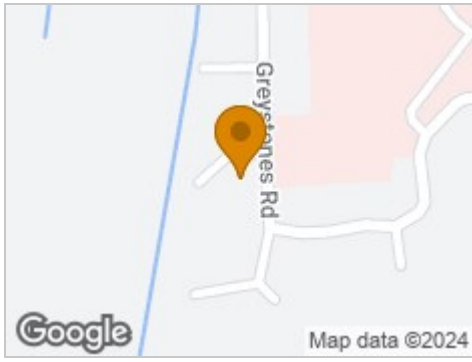
## COUNCIL TAX

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

## TENURE - FREEHOLD



### Road Map



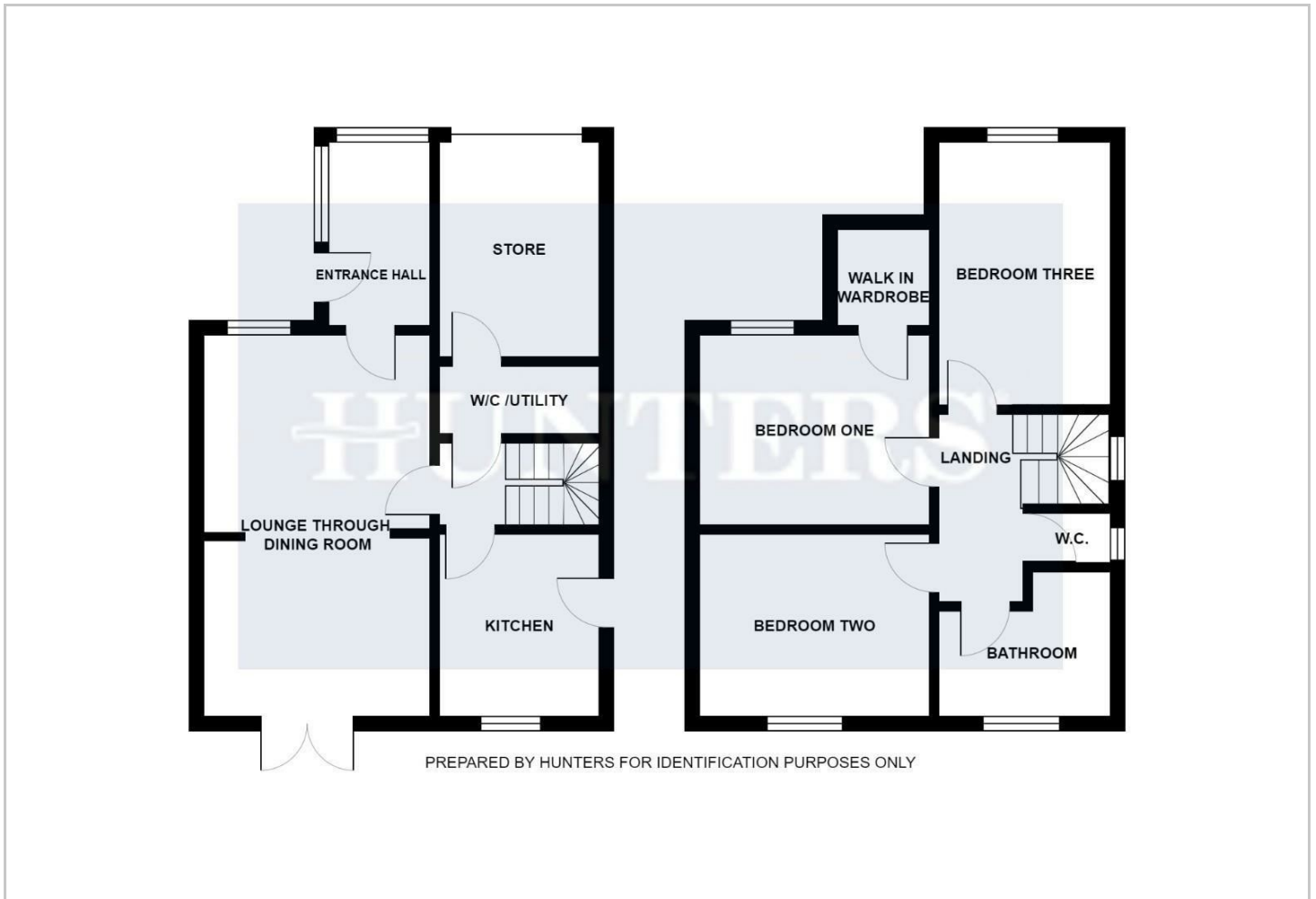
### Hybrid Map



### Terrain Map



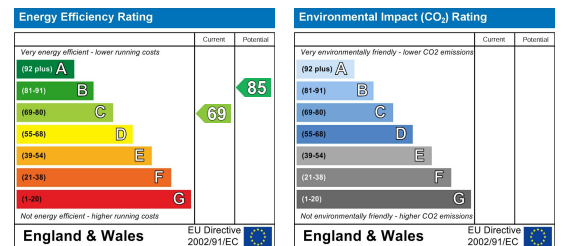
### Floor Plan



### 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.