

HUNTERS[®]

HERE TO GET *you* THERE



Walkerith Road

Morton, Gainsborough, DN21 3BZ

Asking Price £190,000



Council Tax: B



70 Walkerith Road

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ACCOMMODATION

uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY

Radiator, coving to ceiling and doors giving access to:

LOUNGE

14'0" x 11'10" to maximum dimensions (4.29m x 3.63m to maximum dimensions)

uPVC double glazed bay window to the front elevation and uPVC double glazed window to the side elevation, brick built fireplace with tiled hearth and gas fire, radiator, coving to ceiling.

DINING ROOM

12'1" x 12'0" (3.69m x 3.68m)

uPVC double glazed window to the side elevation, radiator and wall mounted gas fire. Door giving access to:

KITCHEN

11'10" x 9'7" (3.61m x 2.94m)

uPVC double glazed entrance door and window to the side elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, inset stainless steel sink and drainer, space for cooker and door giving access to:

REAR LOBBY/PANTRY

9'9" x 4'0" (2.98m x 1.24m)

Three uPVC double glazed windows to the rear elevation, radiator, wall mounted gas fired central heating boiler and provision for automatic washing machine.

BEDROOM ONE

13'11" x 12'2" (4.26m x 3.73m)

Doorway from Hallway.

uPVC double glazed bay window to the front elevation and radiator.

BEDROOM TWO

12'4" x 12'4" (3.77m x 3.76m)

uPVC double glazed window to the rear elevation, radiator and useful built in storage cupboard.

BATHROOM

8'10" x 7'8" to maximum dimensions (2.71m x 2.35m to maximum dimensions)

uPVC double glazed window to the rear elevation, bathroom suite comprising w.c., pedestal wash hand basin, panel sided bath with electric shower over, tiled walls, radiator and linen cupboard.

EXTERNALLY

To the front is a hedge lined garden mainly set to lawn with driveway allowing off road parking for multiple vehicles leading to the single brick built Garage. Gated access to the enclosed rear garden which is divided into patio area, lawn area and low maintenance gravel feature with open views to the rear.

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



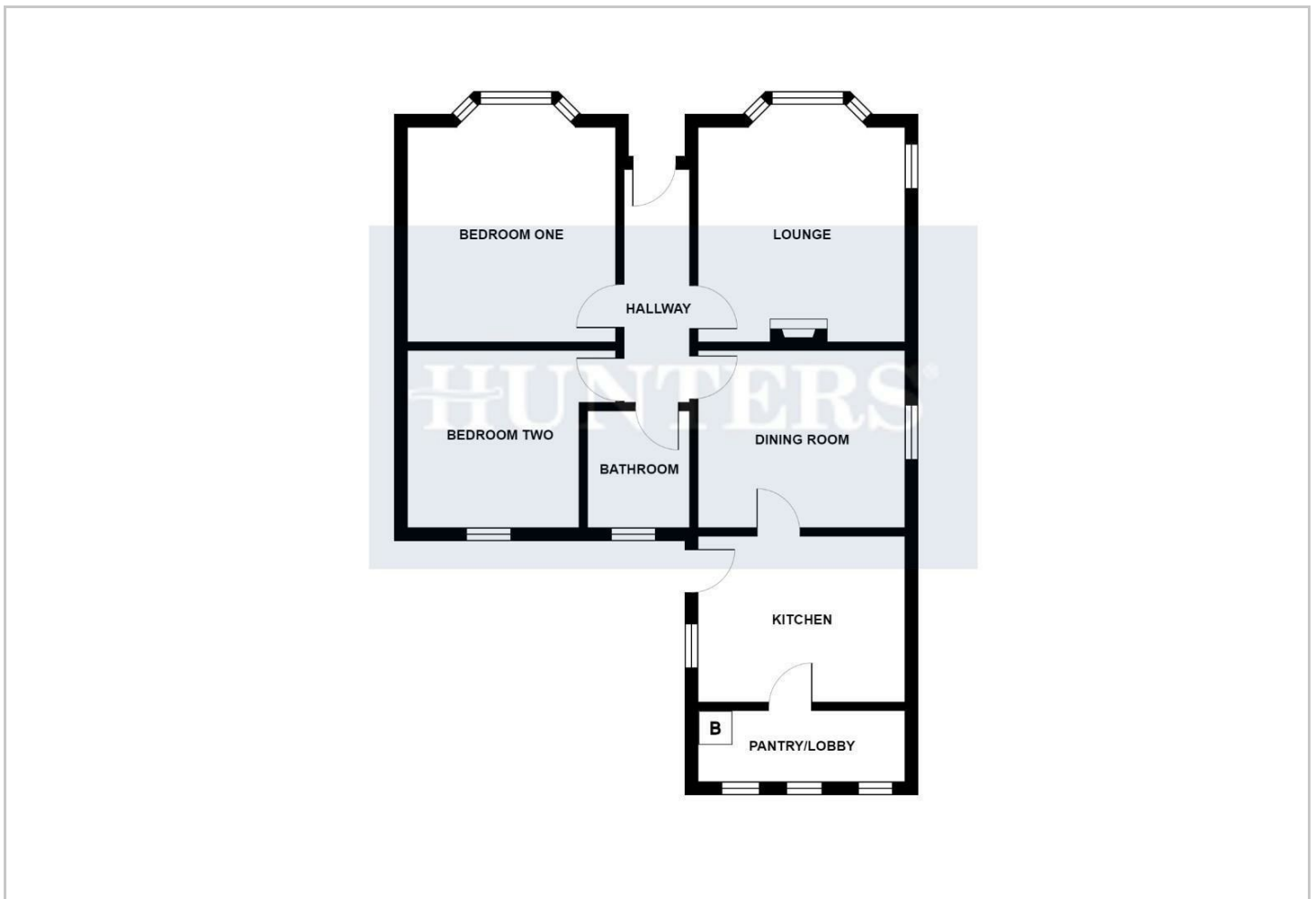
Hybrid Map



Terrain Map



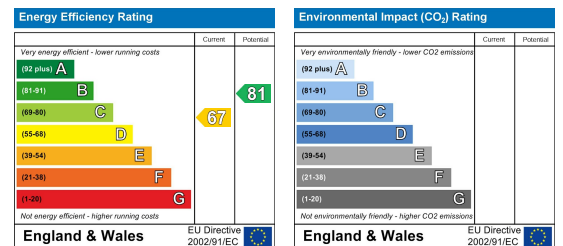
Floor Plan



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.