

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Sunningdale Way

Gainsborough, DN21 1FZ

£150,000



Council Tax: A



# 35 Sunningdale Way

Gainsborough, DN21 1FZ

£150,000



## ACCOMMODATION

Composite front Entrance door leading into:

### ENTRANCE HALLWAY

Laminate flooring, radiator and doors giving access to:

### DOWNSTAIRS W.C.

5'9" x 2'10" (1.76 x 0.86)

uPVC double glazed window to the front elevation, two piece suite comprising w.c., pedestal wash hand basin with tiled splash backs and single radiator.

### LOUNGE

17'9" x 15'0" to maximum dimensions (5.40 x 4.58 to maximum dimensions)

Stairs rising to the first floor, uPVC double glazed window to the front elevation with radiator below, second radiator. Fireplace with electric fire feature and door giving access into:

### KITCHEN DINER

15'0" x 9'0" (4.57 x 2.74)

uPVC double glazed window to the rear elevation overlooking the garden, uPVC double glazed French doors leading out to the garden. Fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splash backs, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor over, space for fridge freezer, provision for automatic washing machine and space for dryer. Double radiator and door giving access into under stairs storage.

## FIRST FLOOR LANDING

Having loft access, access to airing cupboard and doors giving access to:

### MASTER BEDROOM

13'10" x 8'5" to maximum dimensions (4.22 x 2.57 to maximum dimensions)

uPVC double glazed window to the front elevation overlooking The Green, single radiator. Door giving access into:

### EN SUITE SHOWER ROOM

8'6" x 4'6" (2.59 x 1.37)

Three piece suite comprising w.c., hand basin mounted in vanity unit and single shower cubicle with tiled splash backs and radiator.

### BEDROOM TWO

10'2" x 8'6" (3.11 x 2.59)

uPVC double glazed window to the rear elevation overlooking the garden with single radiator below.

### BEDROOM THREE

8'8" x 6'3" (2.65 x 1.91)

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

### FAMILY BATHROOM

6'3" x 5'7" (1.90 x 1.69)

uPVC double glazed window to the rear elevation, three piece bathroom suite comprising w.c., hand basin mounted in vanity unit, panel sided bath with tiled splash backs and single radiator.

## EXTERNALLY

To the front is a buffer garden and to the rear is enclosed garden with slabbed patio area, lawn area

and pathway leading to gated access to the rear.  
The property has one allocated parking space.

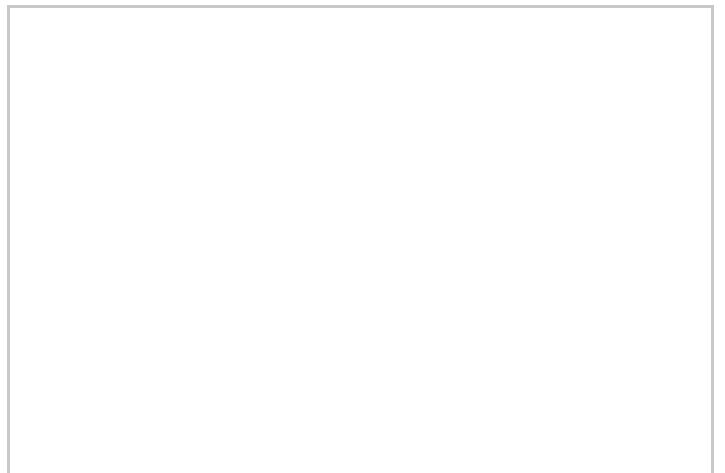
#### AGENTS NOTE

There is a maintenance charge for the communal areas on this site of approximately £ per annum.

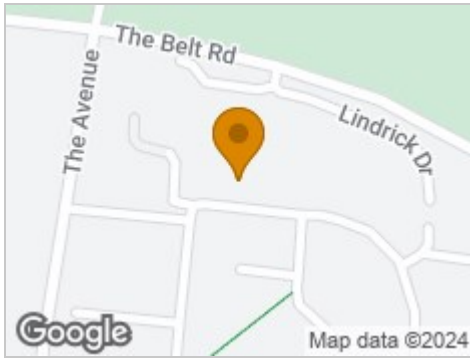
#### COUNCIL TAX

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

#### TENURE - FREEHOLD



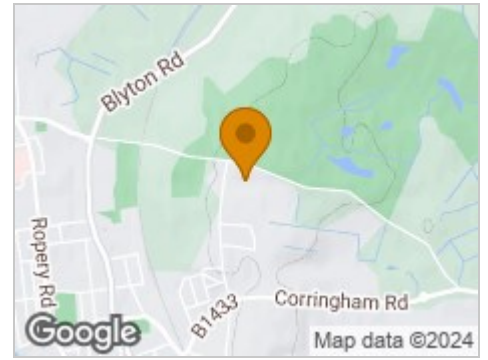
## Road Map



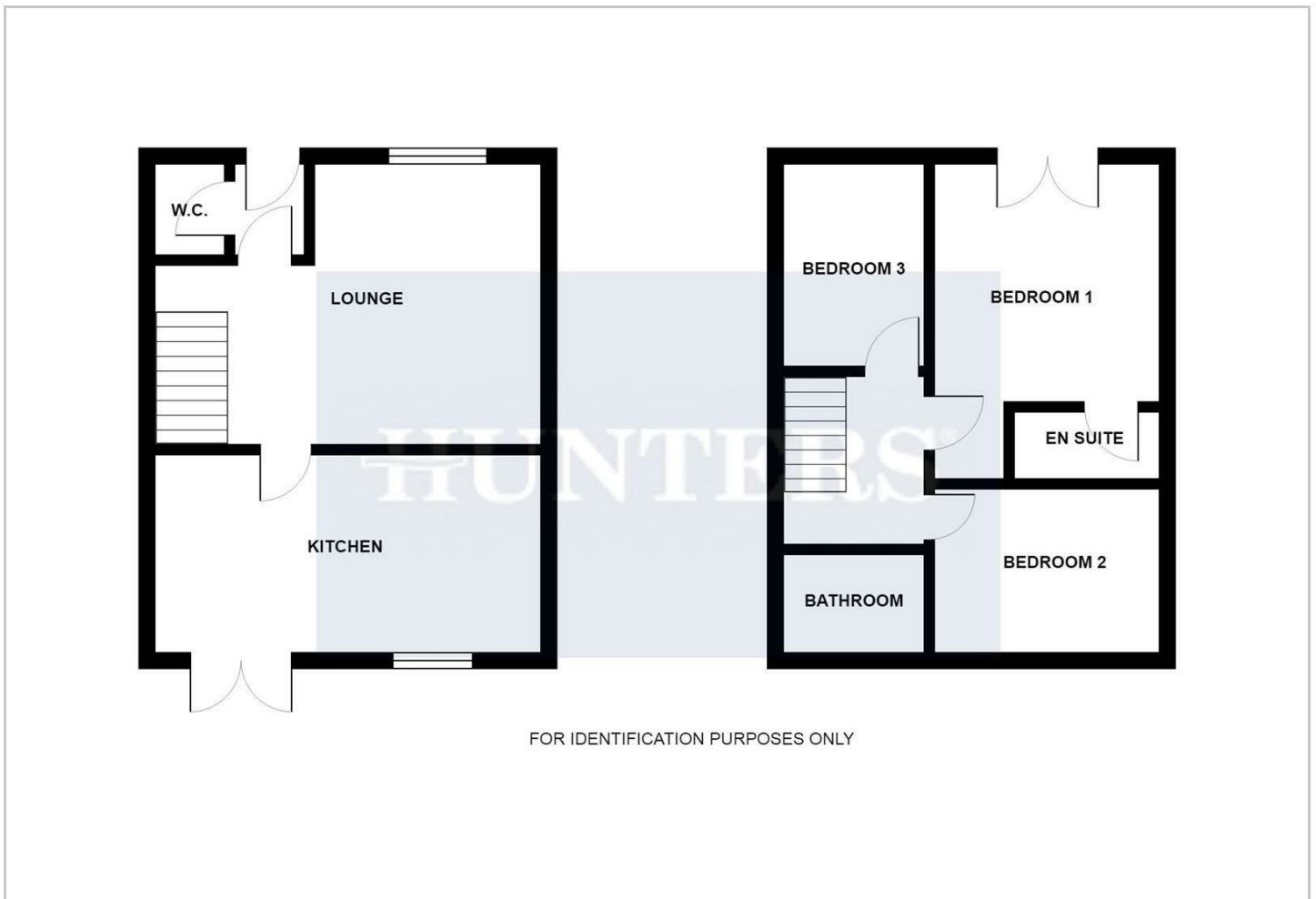
## Hybrid Map



## Terrain Map



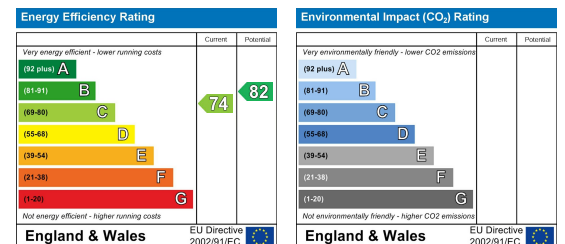
## Floor Plan



## 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.