

# HUNTERS®

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## Millfield Close

Gainsborough, DN21 1XF

Offers Over £300,000



Council Tax: D





# 24 Millfield Close

Gainsborough, DN21 1XF

Offers Over £300,000



## ACCOMMODATION

Composite double glazed Entrance door with double glazed side windows leading into:

### ENTRANCE HALLWAY

Stairs rising to the first floor accommodation with useful storage cupboard under, laminate flooring, radiator, coving to ceiling. Doors giving access:

### SNUG/PLAYROOM

12'0" x 10'0" (3.67 x 3.06)  
uPVC double glazed window to the side elevation and radiator.

### KITCHEN DINER

21'5" x 9'2" (6.54 x 2.80)  
uPVC double glazed window and bi-fold doors to the rear elevation looking out to the rear garden, fitted kitchen comprising base and drawer units with complementary work surface, inset sink and drainer with mixer tap, integrated double oven, Neff four ring hob with extractor over, integrated fridge and freezer, dishwasher, laminate flooring and inset spotlights to ceiling. Opening giving access to:

### LIVING AREA

15'10" x 10'6" (4.83 x 3.21)  
uPVC double glazed bay window to the front elevation, radiator, coving to ceiling and laminate flooring.

### UTILITY ROOM

6'3" x 6'0" (1.91 x 1.83)  
uPVC double glazed entrance door to the side elevation, continuation of the fitted base and wall units with complementary work surface, provision for automatic washing machine, further space for

low level appliance and cupboard housing the gas central heating boiler, radiator, Door giving access to:

### W.C.

6'2" x 2'11" (1.88 x 0.90)  
uPVC double glazed window to the rear elevation, w.c., handbasin, tiled flooring and heated towel rail.

### FIRST FLOOR LANDING

With loft access, linen cupboard, radiator and doors giving access to:

### MASTER BEDROOM

14'6" x 10'9" (4.43 x 3.30)  
uPVC double glazed window to the front elevation, radiator, coving to ceiling and opening into Dressing area with fitted wardrobes and uPVC double glazed window to the front elevation. Door giving access to:

### EN SUITE SHOWER ROOM

6'11" x 4'10" (2.13 x 1.48)  
uPVC double glazed window to the side elevation, suite comprising w.c., hand basin mounted in storage unit and double shower cubicle, tiled flooring and walls, heated towel rail.

### BEDROOM TWO

11'5" x 10'6" (3.49 x 3.22)  
uPVC double glazed window to the front elevation and radiator.

### BEDROOM THREE

11'6" x 10'6" to maximum dimensions (3.52 x 3.22 to maximum dimensions)  
uPVC double glazed window to the rear elevation and radiator.

## BEDROOM FOUR

11'3" x 11'0" to maximum dimensions (3.45 x 3.36 to maximum dimensions)  
Currently used as a Dressing Room.  
uPVC double glazed window to the rear elevation and radiator.

## FAMILY BATHROOM

7'6" x 6'2" (2.29 x 1.88)  
uPVC double glazed window to the front elevation, suite comprising w.c., hand basin mounted in storage unit and bath with mixer shower over, part tiled walls, tiled flooring and heated towel rail.

## EXTERNALLY

The front is mainly set to lawn with planted borders and block paved driveway allowing off road parking for multiple vehicles, to the rear is an enclosed garden mainly set to lawn with slabbed patio area and planted borders.

## COUNCIL TAX

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

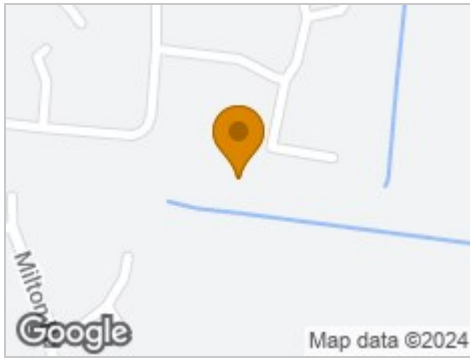
## TENURE - FREEHOLD

## AGENTS NOTE

We are advised there is a Service Charge of approximately £180 p.a. for management of the green areas.



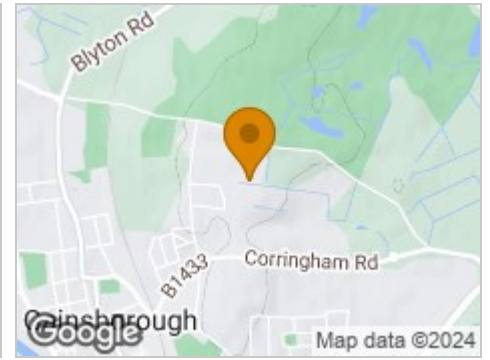
## Road Map



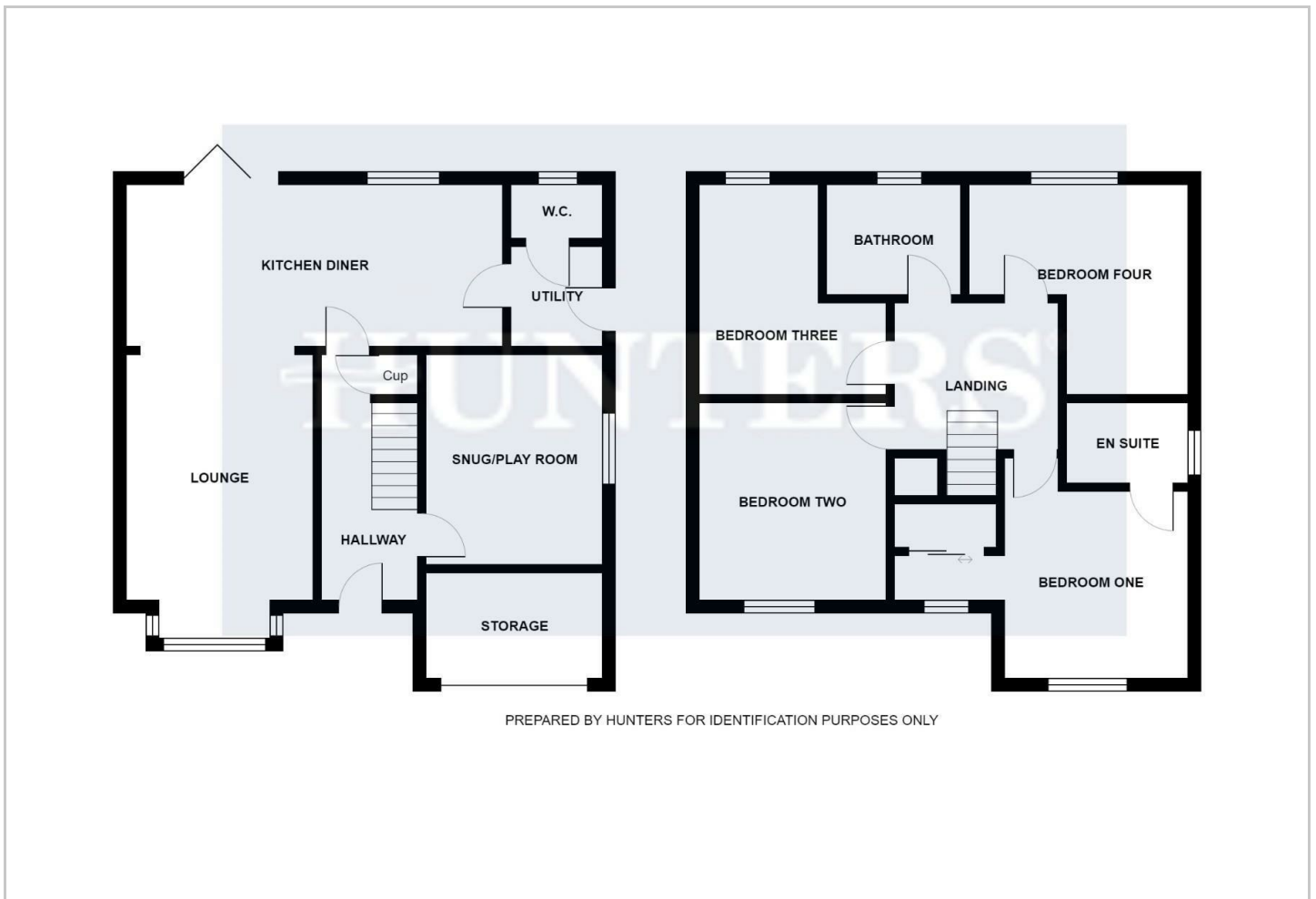
## Hybrid Map



## Terrain Map



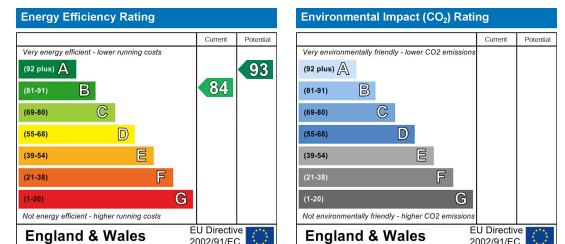
## Floor Plan



## 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.