

HUNTERS[®]

HERE TO GET *you* THERE



Heron Drive

Gainsborough, DN21 1GJ

Asking Price £180,000



Council Tax: B



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ACCOMMODATION

Obscure double glazed entrance door leading into:

ENTRANCE HALLWAY

Radiator and stairs rising to first floor accommodation.

DOWNSTAIRS W.C.

Two piece suite comprising low level w.c. and wash hand basin, radiator.

KITCHEN

10'0" x 6'3" (3.05 x 1.91)

Fitted kitchen comprising base and wall units with complementary work surface, inset stainless steel sink with mixer tap over, integrated dishwasher, plumbing for washing machine, space for fridge freezer, integrated stainless steel oven, four ring hob with extractor fan over, concealed central heating boiler, under cabinet lighting, radiator. uPVC double glazed window to the front elevation.

LOUNGE DINER

17'8" x 13'5" (5.41 x 4.11)

uPVC double glazed doors with side windows leading into:

CONSERVATORY

10'5" x 7'10" (3.20 x 2.41)

uPVC double glazed construction with uPVC double glazed doors opening out to the rear garden, tiled flooring.

FIRST FLOOR LANDING

Radiator and stairs rising to second floor accommodation.

BEDROOM TWO

13'5" x 9'6" (4.11 x 2.92)

uPVC double glazed window to the rear elevation and radiator

BEDROOM THREE

13'5" x 8'7" to maximum dimensions (4.09 x 2.62 to maximum dimensions)

Two uPVC double glazed windows to the front elevation and radiator.

FAMILY BATHROOM

7'1" x 6'9" (2.16 x 2.06)

Three piece suite comprising low level w.c., pedestal wash hand basin, panel sided bath with shower attachment, tiled splashbacks, radiator and uPVC double glazed window to the side elevation.

SECOND FLOOR LANDING

BEDROOM ONE

22'4" x 9'10" (6.83 x 3.02)

uPVC double glazed window to the front elevation, two radiators, storage cupboard. Door giving access to:

EN SUITE SHOWER ROOM

Three piece suite comprising low level w.c, pedestal wash hand basin and shower cubicle, double glazed roof window, tiled splashbacks, heated towel rail.

EXTERNALLY

Enclosed rear garden mainly set to lawn with planted border. Personal door giving access to the Garage with up and over door.

To the front of the property is a pathway leading to the front door with stone chip area.

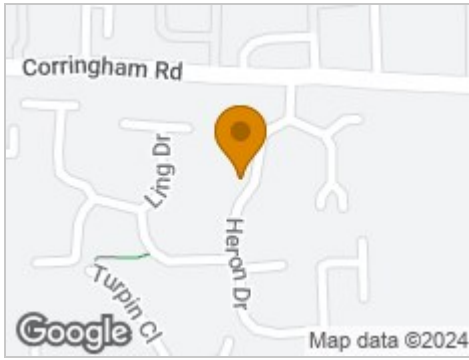
COUNCIL TAX

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

TENURE - FREEHOLD



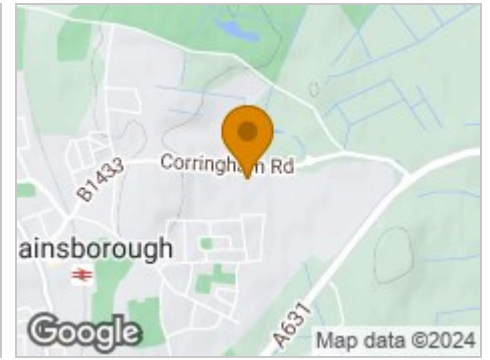
Road Map



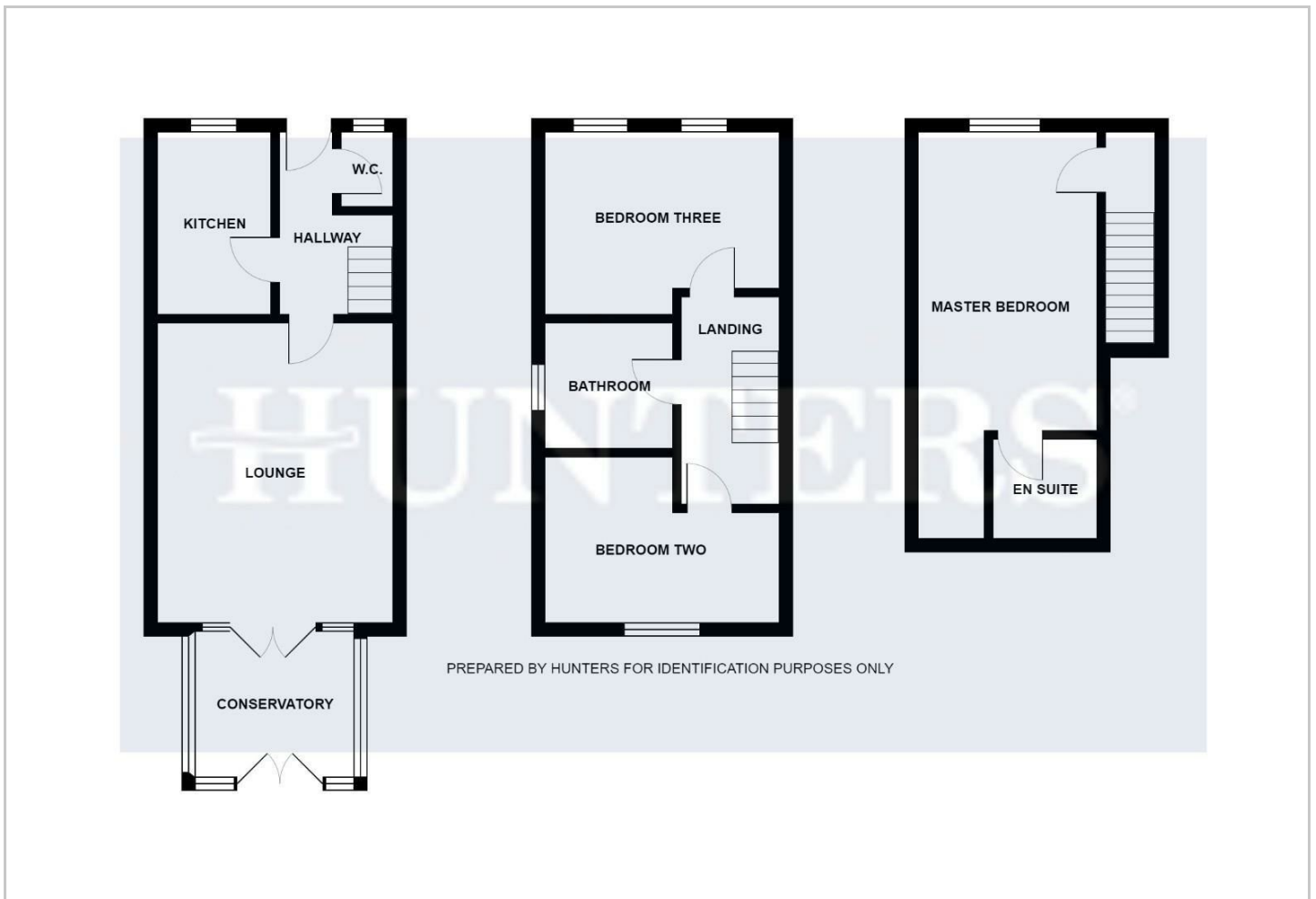
Hybrid Map



Terrain Map



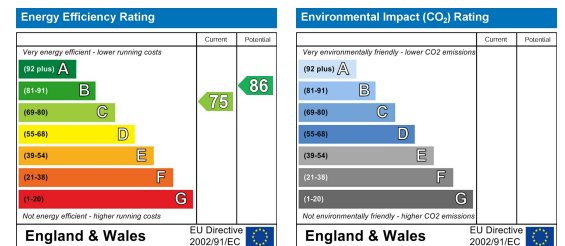
Floor Plan



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.