

# HUNTERS®

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## The Green

Scotter, Gainsborough, DN21 3UD

Offers In The Region Of £400,000



Council Tax: F



# 22 The Green

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## ACCOMMODATION

Entrance door with single glazed top light giving access to:

### ENTRANCE HALLWAY

Stairs rising to the first floor accommodation and door leading into:

### LIVING ROOM

32'4" x 15'11" (9.88 x 4.86)

uPVC double glazed bow window to the front elevation and internal windows looking into the Conservatory. Feature brick fireplace, t.v. point, French glazed doors leading into Dining Room, further door giving access to Games Room and uPVC double glazed door opening into:

### CONSERVATORY

8'11" x 16'7" (2.74 x 5.06)

uPVC double glazed windows and French doors opening to the rear allowing access to the garden, polycarbonate sloped ceiling and t.v. point.

### GAMES ROOM

18'4" x 8'3" (5.6 x 2.53)

### DINING ROOM

15'0" x 15'10" (4.58 x 4.85)

uPVC double glazed windows to the side elevations, coving to ceiling, internal door through to Inner Hallway and French doors opening to:

### STUDY

12'1" x 13'8" (3.70 x 4.18)

uPVC windows to both front and side elevations, coving to ceiling, t.v. point.

## INNER HALLWAY

Tiled flooring, second staircase leading to the first floor landing with under stairs storage cupboard with side uPVC double glazed window and shelving.

### CLOAKROOM

Internal uPVC double glazed window with pattern glazing, low flush w..c vanity wash hand basin, tiled flooring.

### KITCHEN

15'8" x 14'0" (4.78 x 4.29)

uPVC double glazed windows to both side elevations. Range of oak effect shaker style low level base, cupboard and drawer units with complementary high gloss patterned rolled edge work surface, tiled splashbacks, one and a half bowl stainless steel sink unit with drainer and mixer tap over, space for range cooker with extractor over and downlighting, space for American style fridge freezer, integral dishwasher, slate style tiled flooring, coving to ceiling. Oak glazed door leading into:

### UTILITY

7'3" x 15'1" (2.23 x 4.61)

uPVC double glazed window to the rear elevation and uPVC double glazed entrance door to the side elevation leading to the garden. Fitted kitchen with gloss patterned rolled edge work surface and tiled splashbacks, one and a half bowl stainless steel sink with drainer and mixer tap over, space and plumbing for washing machine, wall mounted central heating boiler, slate effect flooring, insert spotlights to ceiling and loft access.

### FIRST FLOOR LANDING

uPVC double glazed window to the front elevation and doors opening to:

### BEDROOM FOUR

13'4" x 6'11" (4.08 x 2.11)

uPVC double glazed window to the front elevation and door leading into:

### EN SUITE SHOWER ROOM

13'4" x 4'11" (4.07 x 1.51)

uPVC double glazed window to the side elevation with inset pattern glazing, three piece suite comprising low flush w.c., pedestal wash hand basin and shower cubicle with overhead electric shower, tiled walls, laminate flooring, airing cupboard.

### BEDROOM THREE

13'7" x 12'3" (4.16 x 3.75)

uPVC double glazed window to the front elevation, coving to ceiling, ceiling rose and storage cupboard.

### SIDE LANDING

With three uPVC double glazed windows and doors giving access to:

### BEDROOM TWO

12'5" x 15'9" (3.79 x 4.82)

uPVC double glazed windows to both side elevations, t.v. point.

### BEDROOM ONE

15'6" x 14'0" (4.73 x 4.27)

uPVC double glazed windows to the side and rear elevations, low fitted wardrobes and t.v. point.

### FAMILY BATHROOM

11'11" x 8'5" (3.65 x 2.58)

uPVC double glazed window to the side elevation with opaque glazing, white four piece suite comprising low flush w.c., corner fitted vanity wash hand basin with storage cupboard under, panelled bath, double shower cubicle with overhead electric shower and glazed screen, tiled flooring, fully tiled walls, clad finish to ceiling.

### EXTERNALLY

Brick and stone built detached double Garage with up- and over doors. To the rear is a private enclosed rear garden with double opening gates providing parking for a number of vehicles with access to the garage and low maintenance rear flagged garden.

### COUNCIL TAX

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

### TENURE - FREEHOLD



## Road Map



## Hybrid Map



## Terrain Map



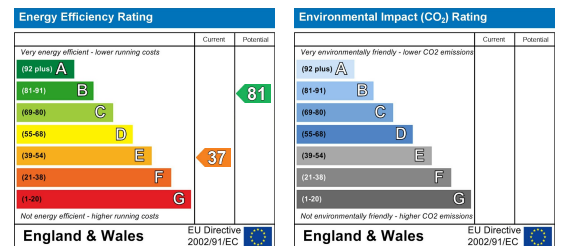
## Floor Plan



## 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.