



## Heapham Crescent

Gainsborough, DN21 1TB

£115,000



We offer to the market with NO ONWARD CHAIN a three bedroom end of terrace house located in a popular residential area of Gainsborough which is well served with amenities including supermarkets, leisure facilities and a number of well regarded schools. Accommodation briefly comprising Entrance Hallway, Lounge Diner, Kitchen, rear Entrance Hall, downstairs Wet Room to the ground floor and to the first floor are three Bedrooms, Bathroom and separate w.c.



## ACCOMMODATION

Composite entrance door with double glazed side window leading into:

## ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, radiator and doors giving access to:

## LOUNGE DINER 21'1" x 10'8" (6.43 x 3.26)

uPVC double glazed windows to both the front and rear elevation, radiator, tiled fireplace and hearth with wooden surround and mantle and inset open fronted gas fire.

## KITCHEN 12'11" x 10'1" to maximum dimensions (3.96 x 3.09 to maximum dimensions )

uPVC double glazed window to the rear elevation, fitted base and drawer units with stainless steel sink and drainer, complementary worktops, radiator, provision for automatic washing machine and space for cooker and fridge freezer. Doorway giving access to under stairs storage area and separate pantry cupboard. Door giving access to:

## REAR ENTRANCE HALL

With uPVC door to the side elevation, space for further storage and sliding door leading into:

## WET ROOM 5'8" x 4'9" (1.73 x 1.47)

uPVC double glazed window to the side elevation, low level w.c., hand basin, part tiled walls with electric shower, radiator.

## FIRST FLOOR LANDING

uPVC double glazed window to the rear elevation, loft access and airing cupboard housing gas fired central heating boiler.

## BEDROOM ONE 12'8" x 9'7" (3.88 x 2.93)

uPVC double glazed window to the front elevation and door leading into closet space.

## BEDROOM TWO 10'8" x 9'7" with recess into doorway (3.27 x 2.94 with recess into doorway )

uPVC double glazed window to the front elevation, radiator and door into closet space.

## BEDROOM THREE 8'9" x 7'9" (2.68 x 2.38)

Wooden single glazed window to the rear elevation.

## BATHROOM 5'7" x 4'11" with recess into doorway (1.71 x 1.50 with recess into doorway )

Wooden single glazed window to the rear elevation, pedestal wash hand basin and panel sided bath with tiled splashbacks.

## SEPARATE W.C. 4'5" x 2'11" (1.35 x 0.90)

Wooden single glazed window to the rear elevation and w.c.

## EXTERNALLY

To the front is a gated and hedged garden mainly set to lawn with pathway leading to the front entrance door and access to the side of the property. To the rear is an enclosed garden mainly set to lawn.

## COUNCIL TAX

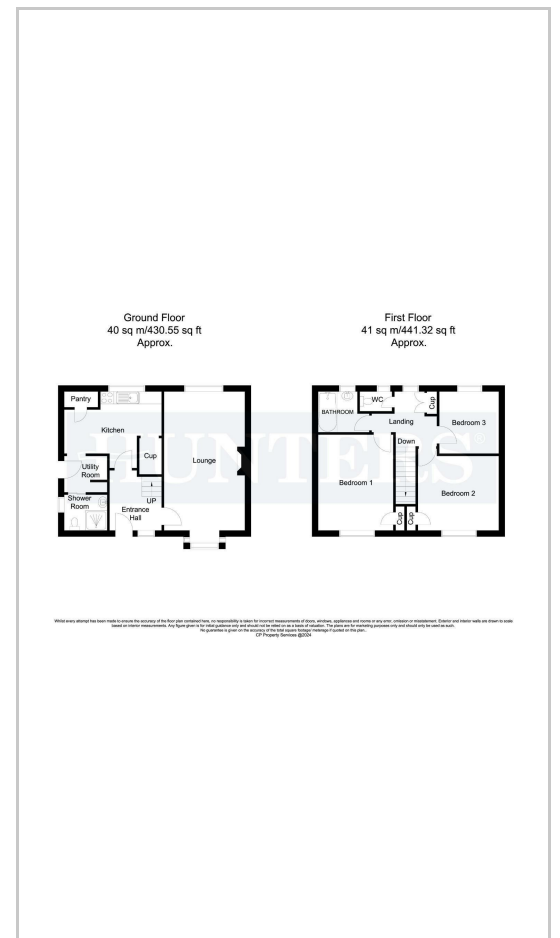
Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

## TENURE - FREEHOLD

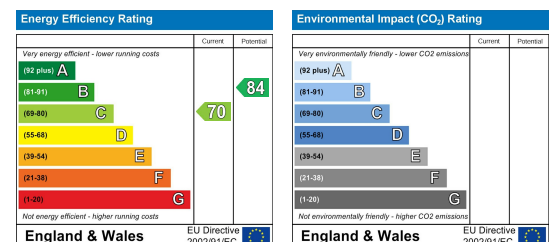
## Area Map



## Floor Plans



## 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.

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