

# HUNTERS<sup>®</sup>

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## Lancaster Green

Hemswell Cliff, Gainsborough, DN21 5TQ

Offers Over £350,000



Council Tax: C



# 12 Lancaster Green

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## ACCOMMODATION

Double glazed composite entrance door leading into Entrance Porch with tiled flooring, glass brick window to the side elevation and wooden glazed door leading into:

## ENTRANCE HALLWAY

Stairs rising to the first floor accommodation and storage under, uPVC double glazed window to the side elevation, coving to ceiling and doors giving access to:

## LOUNGE

17'5" x 12'4" (5.31 x 3.76)

uPVC double glazed window to the front elevation with radiator under, brick built fireplace with tiled hearth and multi fuel stove, coving to ceiling.

## DINING ROOM

12'4" x 10'8" (3.78 x 3.27)

uPVC double glazed window to the front elevation with radiator below, coving to ceiling, parquet flooring.

## KITCHEN

13'10" x 8'10" (4.24 x 2.70)

uPVC double glazed window to the rear elevation looking out to the enclosed garden. Fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashbacks, stainless steel sink and drainer, space for range style cooker, provision for automatic washing machine, wall mounted gas fired central heating boiler, radiator and opening into

## PANTRY AREA

8'10" x 5'11" to maximum dimensions (2.71m x 1.81m to maximum dimensions)

uPVC double glazed window to the rear elevation, tiled flooring, range of shelving, space for fridge freezer.

## CONSERVATORY

20'4" x 9'6" (6.22 x 2.92)

Doorway from Kitchen.

Constructed on a low level brick wall with uPVC double glazed frame, glass sloped roof and French doors to the side elevation leading out to the slabbed patio area and second pedestrian door to the rear elevation leading out to the rear garden, laminate flooring.

## DOWNSTAIRS W.C.

8'2" x 3'3" (2.49 x 1.01)

Accessed from the Hallway.

uPVC double glazed window to the rear elevation, w.c., pedestal wash hand basin with splashback and radiator.

## FIRST FLOOR LANDING

uPVC double glazed windows to the rear and side elevations, access into storage area, radiator, loft access and doors giving access to:

## MASTER BEDROOM

17'4" x 12'5" (5.30 x 3.79)

uPVC double glazed window to the front elevation, radiator, exposed wood flooring and built in double wardrobe with overhead storage cupboard.

## BEDROOM TWO

12'4" x 10'6" (3.78 x 3.21)

uPVC double glazed windows to the front and side elevations, radiator and built in double wardrobe.

## BEDROOM THREE

13'1".82'0" x 8'11" (4..25 x 2.73)

uPVC double glazed window to the rear elevation, radiator, built in double wardrobe.

## FAMILY BATHROOM

8'11" x 5'11" (2.73 x 1.81)

uPVC double glazed window to the rear elevation, suite comprising hand basin mounted in vanity base unit, panel sided bath and shower cubicle.

## SEPARATE W.C.

5'1" x 3'6" (1.56 x 1.07)

uPVC double glazed window to the rear elevation, w.c., part wood panelled walls.

## EXTERNALLY

To the front the garden is mainly set to lawn with driveway allowing off road parking for multiple vehicles leading to the attached single Garage with light and power, pathway leading to the front

entrance door and two sides, beyond the private road is part of the green which is owned by the property. To the rear and side is a mature enclosed garden with lawn areas, patio, vegetable plot, greenhouse and shed.

## AGENTS NOTE

The private road which runs around the green is a shared responsibility from each property for maintenance and repair works.

## COUNCIL TAX

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

## TENURE - FREEHOLD



## Road Map



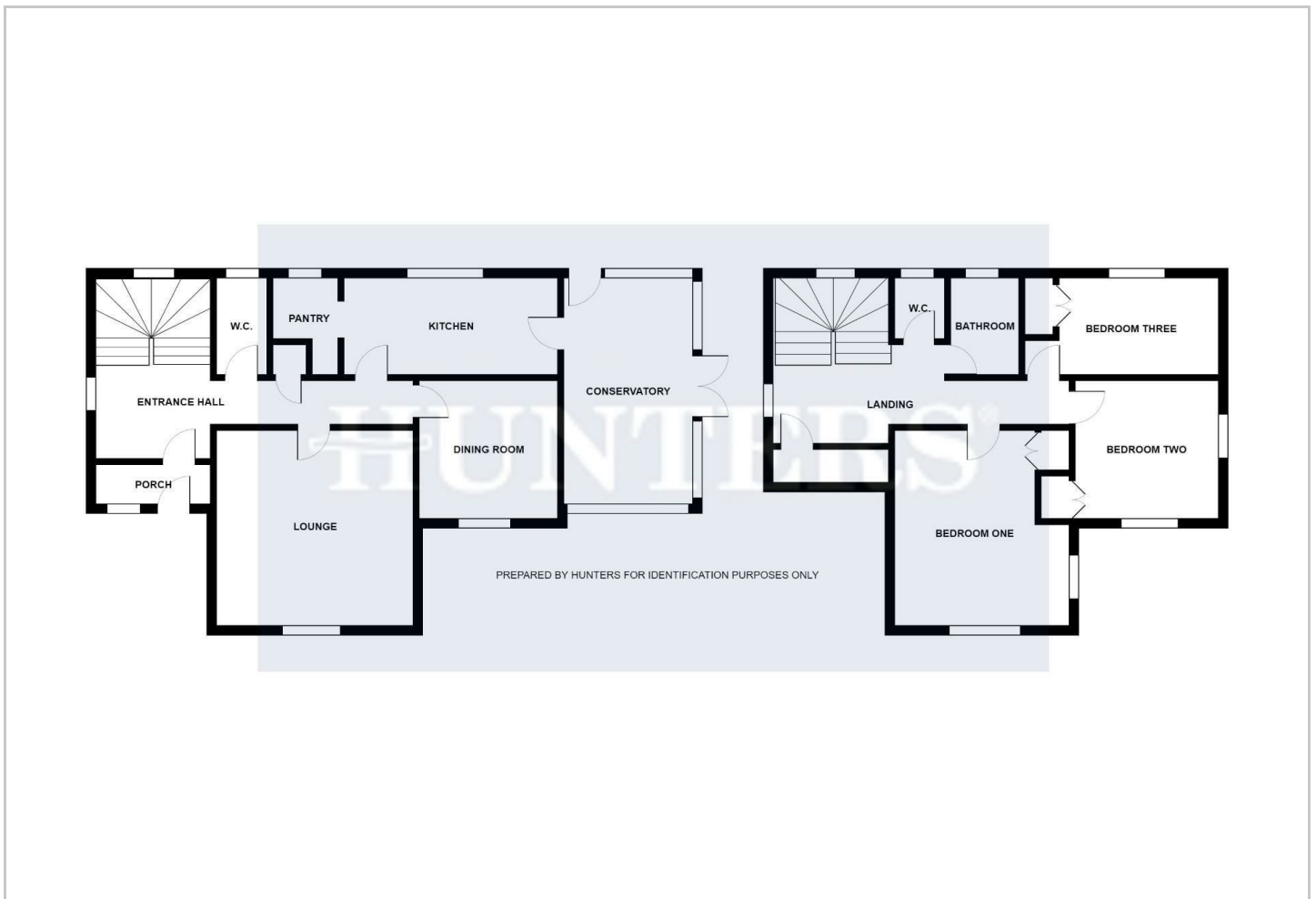
## Hybrid Map



## Terrain Map



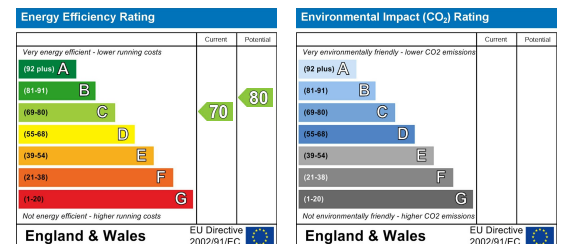
## Floor Plan



## 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.