

HUNTERS[®]

HERE TO GET *you* THERE



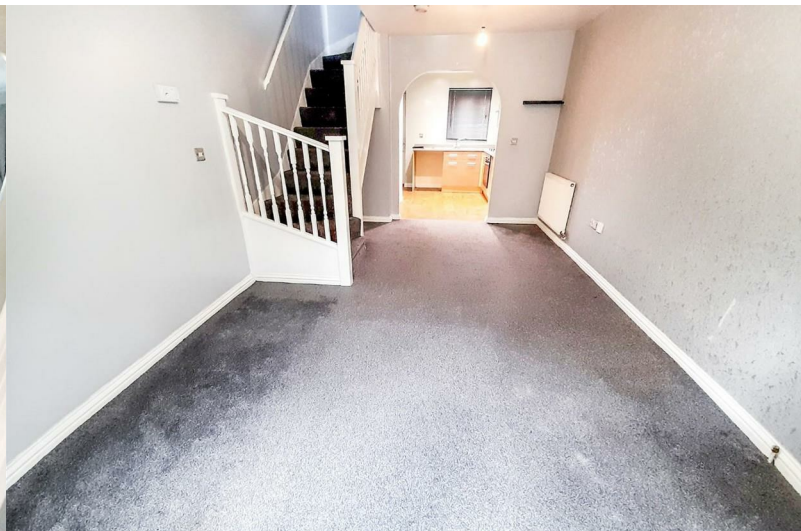
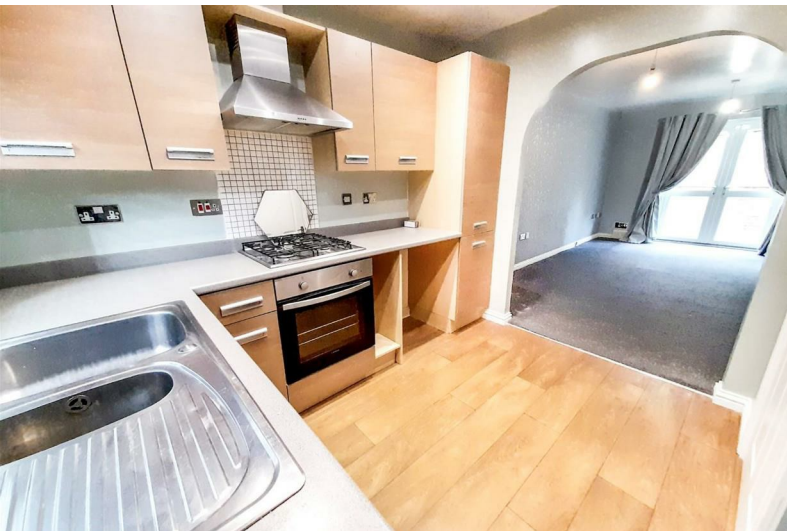
Willoughby Chase

Gainsborough, DN21 1GR

Offers In The Region Of £130,000



Council Tax: A



37 Willoughby Chase

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ACCOMMODATION

Composite entrance door leading into:

KITCHEN

10'6" x 9'6" to maximum dimensions (3.21 x 2.92 to maximum dimensions)
uPVC double glazed window to the front elevation, fitted kitchen comprising base, drawer, larder and wall units with complementary work surface and splashbacks, stainless steel sink and drainer with mixer tap over, integrated electric oven, four ring gas hob with extractor over, provision for automatic washing machine and space for low level appliance, spotlights to ceiling, radiator. Door giving access to:

W.C.

4'10" x 2'10" (1.49 x 0.88)
Comprising w.c., hand basin with tiled splashback and radiator.

LOUNGE DINER

16'6" x 10'6" (5.04 x 3.22)
Archway from Kitchen.
uPVC double glazed French doors to the rear elevation giving access out to enclosed low maintenance garden. Stairs rising to the first floor accommodation, two radiators.

FIRST FLOOR LANDING

Loft access, airing cupboard housing the gas fired central heating boiler and doors giving access to:

BEDROOM ONE

10'7" x 9'3" (3.23 x 2.83)
uPVC double glazed window to the rear elevation and radiator.

BEDROOM TWO

10'5" x 7'7" (3.20 x 2.32)
uPVC double glazed window to the front elevation and radiator.

BATHROOM

8'11" x 4'6" (2.72 x 1.38)
uPVC double glazed window to the side elevation. Suite comprising w.c, pedestal wash hand basin with tiled splashback, panel sided bath with tiled splashback and mixer shower over, inset spotlights to ceiling and radiator.

EXTERNALLY

To the front is allocated parking for one vehicle and to the rear is an enclosed low maintenance garden with astroturf feature and gravel area.

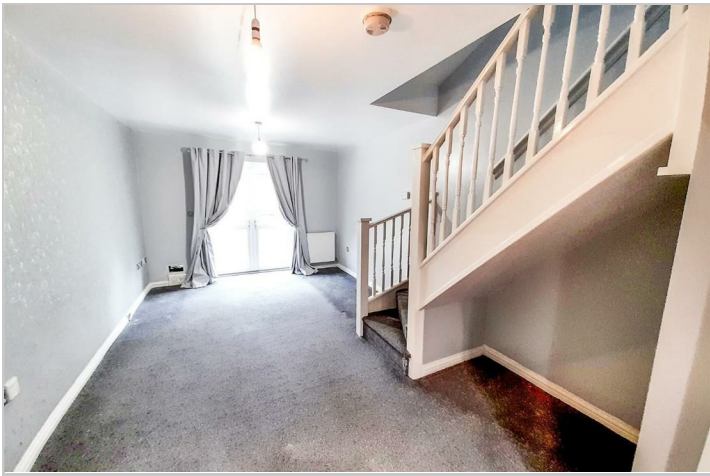
COUNCIL TAX

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

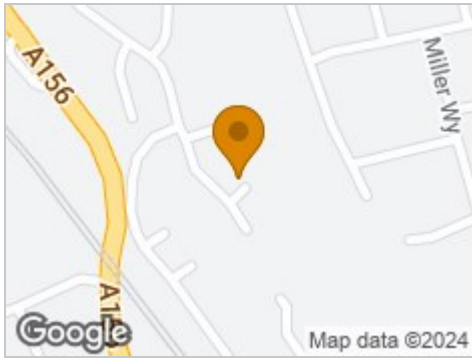
TENURE - FREEHOLD

AGENTS NOTE

We are advised there is a management fee of £118.16 payable half yearly for the upkeep of the green areas



Road Map



Hybrid Map



Terrain Map



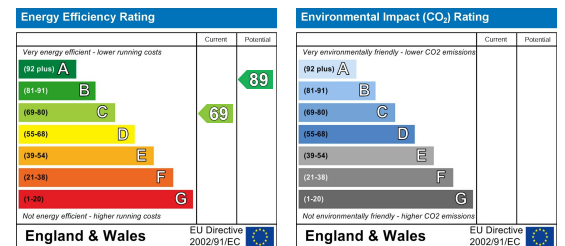
Floor Plan



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.