

HUNTERS[®]

HERE TO GET *you* THERE



Hickman Crescent

Morton, Gainsborough, DN21 3BX

Offers In The Region Of £150,000



Council Tax: A



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ACCOMMODATION

uPVC double glazed Entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, uPVC double glazed window to the front elevation, radiator. Door giving access to:

LOUNGE

18'10" x 12'2" to maximum dimensions (5.76m x 3.72m to maximum dimensions)
uPVC double glazed French doors to the rear elevation, two radiators and coving to ceiling.

DINING ROOM

11'10" x 8'6" (3.61m x 2.60m)
uPVC double glazed window to the rear elevation and radiator, access to understairs storage area, wall mounted gas fired central heating boiler. Archway into:

BREAKFAST KITCHEN

12'9" x 9'7" (3.90m x 2.93m)
uPVC double glazed window to the side elevation and uPVC double glazed entrance door to the rear elevation leading out to the garden. Fitted kitchen comprising base and wall units with complementary worksurfaces, tiled splashbacks, inset stainless steel sink and drainer with mixer tap over, space for cooker, provision for automatic washing machine.

FIRST FLOOR LANDING

Loft access and doors giving access to:

BEDROOM ONE

12'9" x 9'9" (3.91m x 2.98m)
uPVC double glazed window to the rear elevation, radiator and second loft access.

BEDROOM TWO

15'9" x 8'9" to maximum dimensions (4.82m x 2.68m to maximum dimensions)
uPVC double glazed window to the front elevation and two radiators.

BEDROOM THREE

9'10" x 9'9" with recess into doorway (3.02m x 2.98m with recess into doorway)
uPVC double glazed window to the rear elevation, radiator and built in storage cupboard.

FAMILY BATHROOM

8'9" x 5'6" (2.69m x 1.70m)
uPVC double glazed window to the rear elevation, radiator and suite comprising w.c., pedestal wash hand basin, panel sided bath and separate single shower cubicle, tiled walls.

EXTERNALLY

To the front is an enclosed and gated garden mainly set to lawn with mature borders and pathway leading to the entrance door. To the rear is an enclosed garden with lawn area, decking feature and gated access to the single Garage.

COUNCIL TAX

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

TENURE - FREEHOLD



Road Map



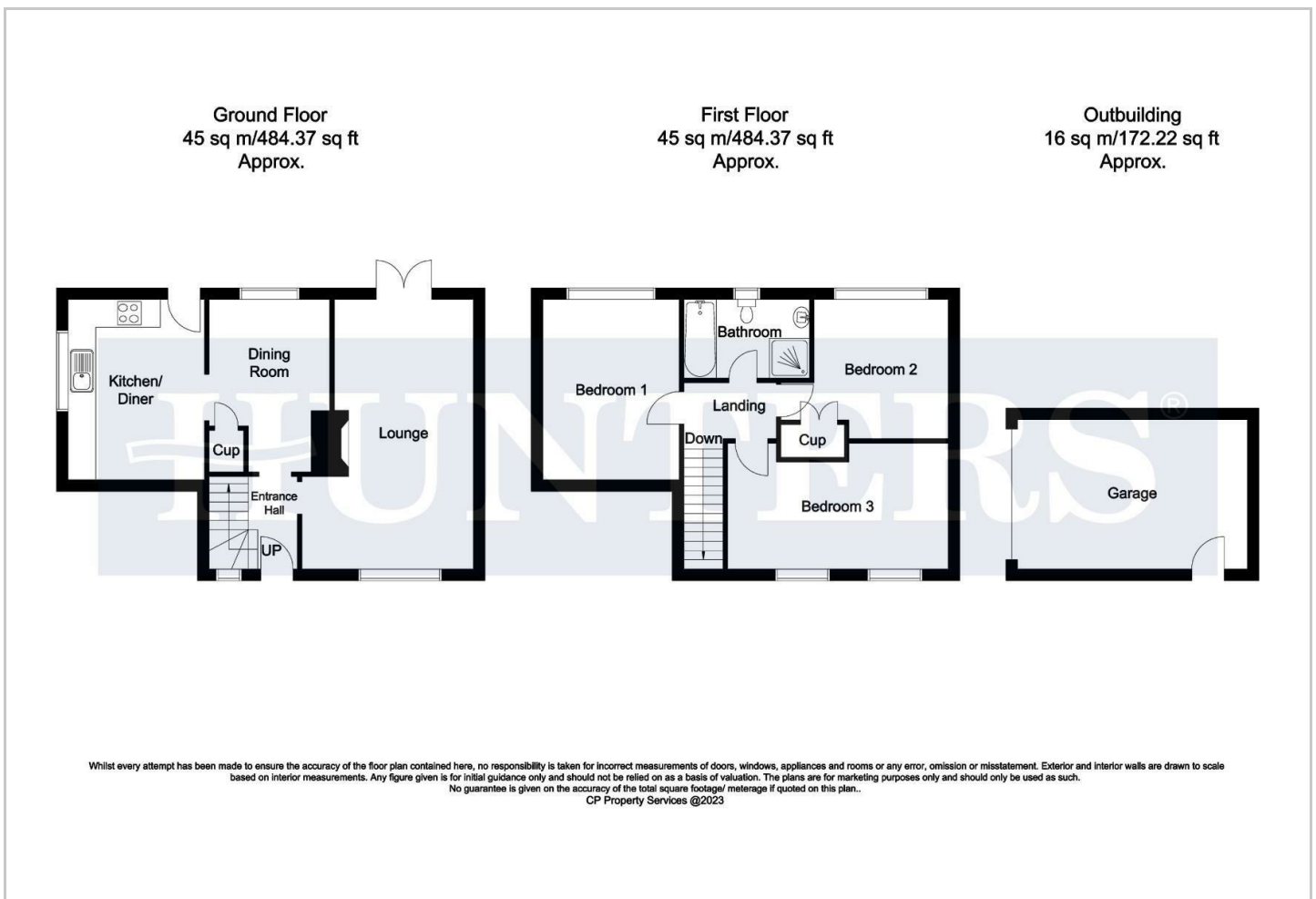
Hybrid Map



Terrain Map



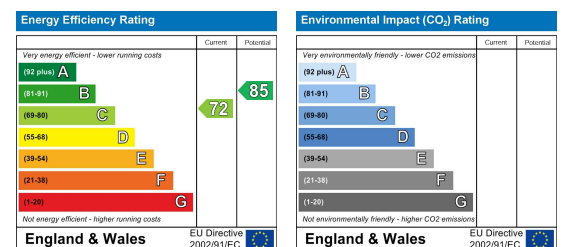
Floor Plan



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.