

HUNTERS®

HERE TO GET *you* THERE



Heather Close

Gainsborough, DN21 1GP

25% Shared Ownership £30,000



Council Tax: A



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ACCOMMODATION

Composite double glazed entrance door leading into:

ENTRANCE PORCH

With radiator and door giving access to:

LOUNGE

15'10" x 11'9" to maximum dimensions (4.84m x 3.59m to maximum dimensions)

uPVC double glazed bay window to the front elevation, stairs rising to the first floor accommodation, radiator, understairs storage area. Door giving access to:

W.C.

4'5" x 3'1" (1.36m x 0.95m)

w.c., handbasin with tiled splashbacks and radiator.

BREAKFAST KITCHEN

11'8" x 9'5" (3.58m x 2.88m)

Composite double glazed door to the rear elevation giving access to rear garden with low maintenance patio area and gravel feature beyond. uPVC double glazed window to the rear elevation, fitted kitchen comprising base, drawer and wall units with tiled splashbacks, complementary work surface, inset sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor over, provision for automatic washing machine and space for fridge freezer.

FIRST FLOOR LANDING

Doors giving access to:

BEDROOM

11'9" x 10'8" (3.60m x 3.26m)

uPVC double glazed window to the front elevation, radiator, access to airing cupboard.

BEDROOM

11'10" x 9'6" (3.61m x 2.91m)

uPVC double glazed window to the rear elevation and radiator.

BATHROOM

6'4" x 5'6" (1.95m x 1.68m)

uPVC double glazed window to the side elevation, bathroom suite comprising w.c., pedestal wash hand basin, panel sided bath with mixer shower over, tiled splashbacks and radiator.

EXTERNALLY

To the front is a block paved drive allowing off road parking leading to the front entrance door with pathway to the side. To the rear is an enclosed garden being low maintenance with slabbed patio area and low maintenance gravel area.

COUNCIL TAX

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

TENURE -LEASEHOLD

99 year lease from 1 April 2008.

AGENT NOTE

Please note we have been advised that the property is 25% Shared Ownership and the Gross Annual Rental Figure is circa £2,636.20

We are advised that any potential buyers that have viewed the property and are looking to put an offer forward will be required to submit their details, name and email address to provide an application and complete the affordability assessment.

Tel: 01427 616118

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



Road Map



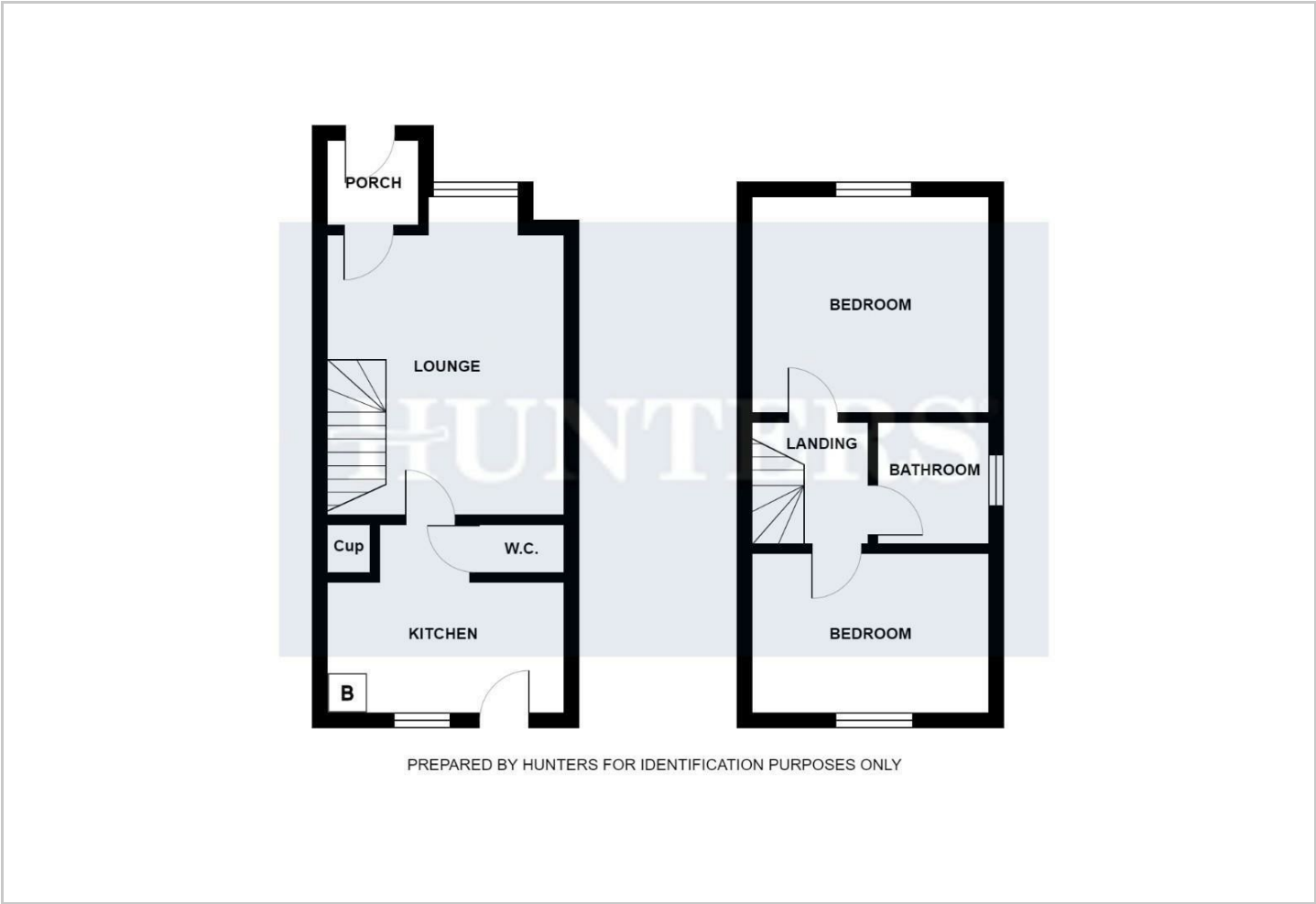
Hybrid Map



Terrain Map



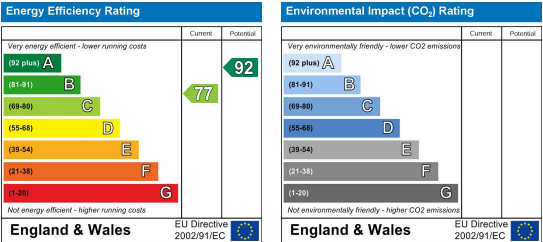
Floor Plan



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.