

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Gordon Street

Gainsborough, DN21 1DJ

£70,000



Council Tax: A





# 22 Gordon Street

Gainsborough, DN21 1DJ

£70,000



## ACCOMMODATION

Composite entrance door leading into:

### LOUNGE

13'6" x 12'5" to maximum dimensions (4.13 x 3.80 to maximum dimensions)

uPVC double glazed bay window to the front elevation, laminate flooring, radiator, coving to ceiling. Door giving access to:

### INNER HALLWAY

With stairs rising to the first floor accommodation, doorway giving access to:

### DINING ROOM

12'6" x 12'0" (3.83 x 3.68)

uPVC double glazed window to the rear elevation, slate flooring, radiator, coving to ceiling and access to under stairs storage area. Doorway giving access into:

### KITCHEN

8'9" x 6'9" (2.67 x 2.07)

uPVC double glazed window to the side elevation, fitted kitchen comprising base, drawer, larder and wall units with complementary work surface, inset stainless steel sink and drainer, space for cooker, provision for automatic washing machine, wall mounted gas fired central heating boiler, tiled flooring and opening to:

### REAR LOBBY

uPVC double glazed entrance door to the side elevation, tiled flooring and door leading into:

## DOWNSTAIRS BATHROOM

7'3" x 6'3" (2.22 x 1.91)

uPVC double glazed window to the side elevation, suite comprising low level w.c., pedestal wash hand basin, bath, tiled walls and flooring and radiator.

## FIRST FLOOR LANDING

Stairs rising to second floor accommodation and doors giving access to:

### BEDROOM ONE

12'5" x 11'4" (3.80 x 3.46)

uPVC double glazed window to the front elevation, radiator and access into storage cupboard.

### BEDROOM TWO

12'6" x 9'0" (3.82 x 2.76)

uPVC double glazed window to the rear elevation, radiator and access into storage cupboard.

## SECOND FLOOR LANDING

With doors giving access to

### BEDROOM THREE

12'5" x 10'0" to maximum dimensions (3.81 x 3.06 to maximum dimensions)

uPVC double glazed window to the front elevation, wall mounted electric heater, access to loft area.

### ATTIC BEDROOM

12'7" x 8'10" to maximum dimensions (3.84 x 2.71 to maximum dimensions)

Double glazed window, laminate flooring and wall mounted electric heater.

## EXTERNALLY

To the front is a low maintenance walled buffer garden and to the rear an enclosed low maintenance yard with gate access to the rear.

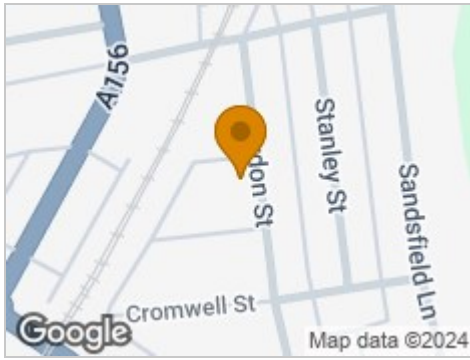
## COUNCIL TAX

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

TENURE - FREEHOLD



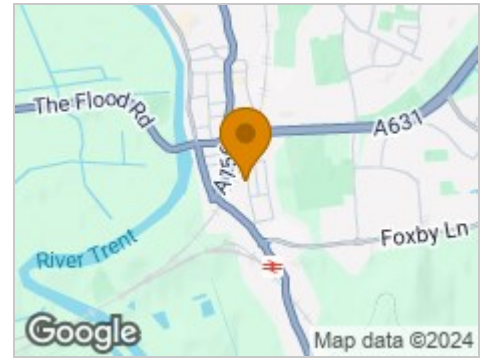
## Road Map



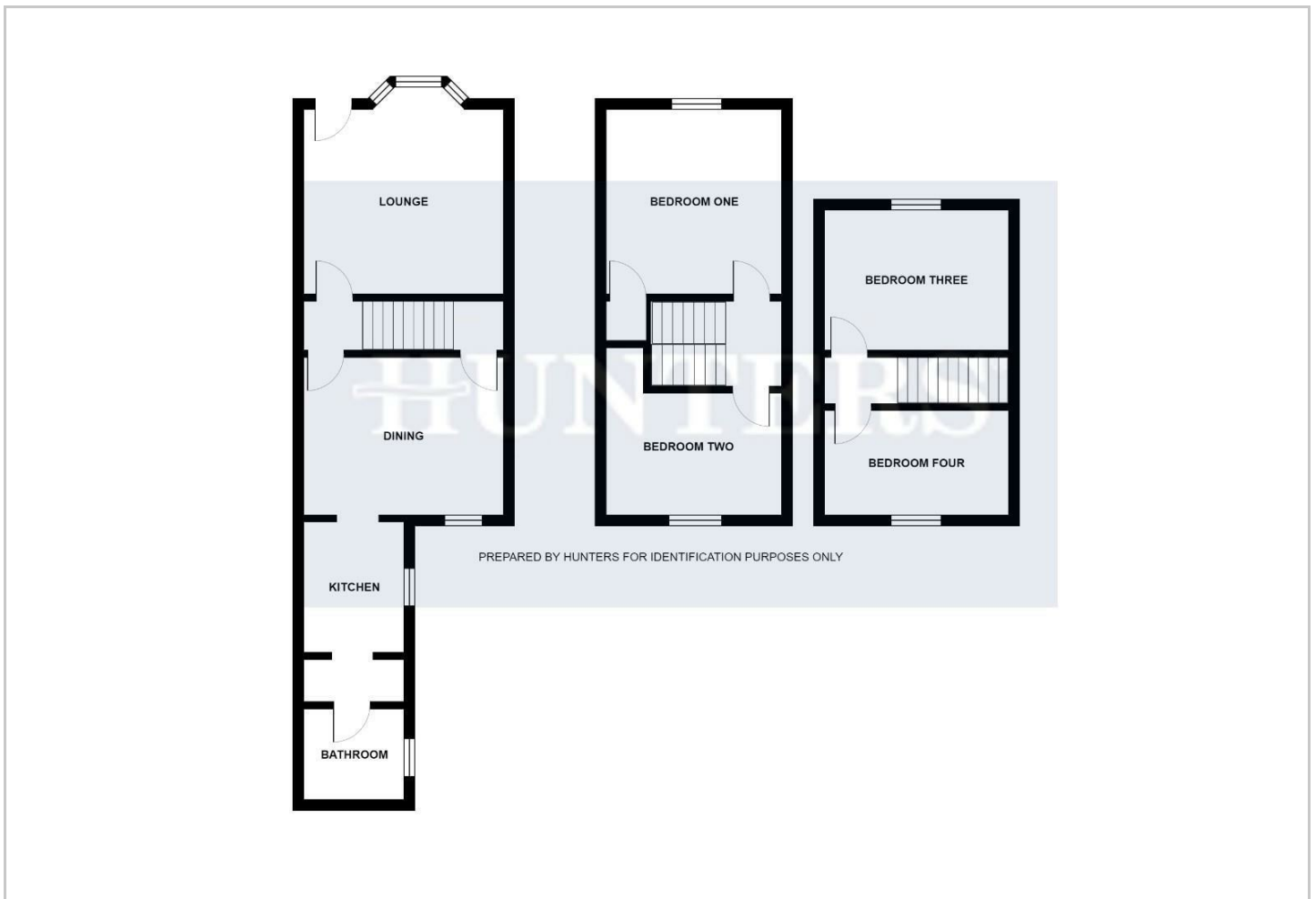
## Hybrid Map



## Terrain Map



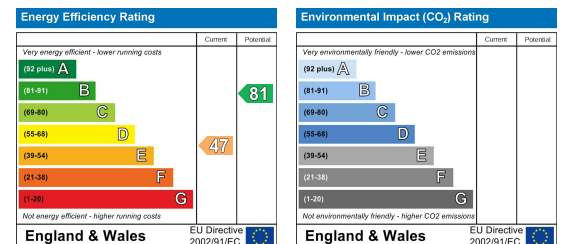
## Floor Plan



## 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.