

HUNTERS[®]

HERE TO GET *you* THERE



Dunholme Road

Gainsborough, DN21 1XH

Offers Over £210,000



Council Tax: B



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ACCOMMODATION

uPVC double glazed entrance door with double glazed side windows leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator, coving to ceiling and doors giving access to:

LOUNGE THROUGH DINING ROOM

25'6" x 12'7" to maximum dimensions (7.78 x 3.84 to maximum dimensions)

uPVC double glazed window to the front elevation and double glazed patio doors to the rear elevation giving access out to the slabbed patio area and mature lawned garden beyond, two radiators, marble fireplace and hearth with wood surround and mantle over, coving to ceiling.

KITCHEN

12'10" x 8'3" (3.93 x 2.54)

uPVC double glazed window to the rear elevation and fitted kitchen comprising base, drawer and wall units with complementary work surfaces, stainless steel sink and drainer with mixer tap over, integrated electric oven and four ring gas hob, provision for automatic washing machine, radiator and coving to ceiling. Door giving access to understairs storage area and sliding part glazed wooden door giving access to:

CONSERVATORY

14'7" x 7'1" (4.45 x 2.17)

Constructed from a low level wall with uPVC double glazed framework and sloped ceiling, double glazed entrance door to the side elevation and second door giving access into:

FORMER GARAGE

15'0" x 7'3" (4.59 x 2.23)

uPVC double glazed window to the front elevation, radiator and range of fitted base and drawer units with complementary worksurface.

FIRST FLOOR LANDING

uPVC double glazed window to the side elevation, loft access, airing cupboard housing the gas fired central heating boiler and doors giving access to:

BEDROOM

13'2" x 11'0" with recess into doorway (4.03 x 3.37 with recess into doorway)

uPVC double glazed window to the front elevation, radiator and coving to ceiling.

BEDROOM TWO

12'2" x 10'5" (3.72 x 3.18)

uPVC double glazed window to the rear elevation, radiator, coving to ceiling.

BEDROOM THREE

9'2" x 7'11" (2.80 x 2.42)

uPVC double glazed window to the front elevation, radiator and built in storage area.

FAMILY BATHROOM

8'6" x 5'6" (2.60 x 1.68)

uPVC double glazed window to the rear elevation, suite comprising w.c., hand basin mounted in base vanity unit and bath with shower attachment, tiled walls and flooring, heated towel rail, coving and inset spotlights to ceiling.

EXTERNALLY

To the front is a block paved driveway allowing off

road parking for multiple vehicles, mainly set to lawn with planted borders and access to the rear enclosed garden also mainly set to lawn with gravel feature, planted borders and slabbed patio area.

COUNCIL TAX

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

TENURE - FREEHOLD



Road Map



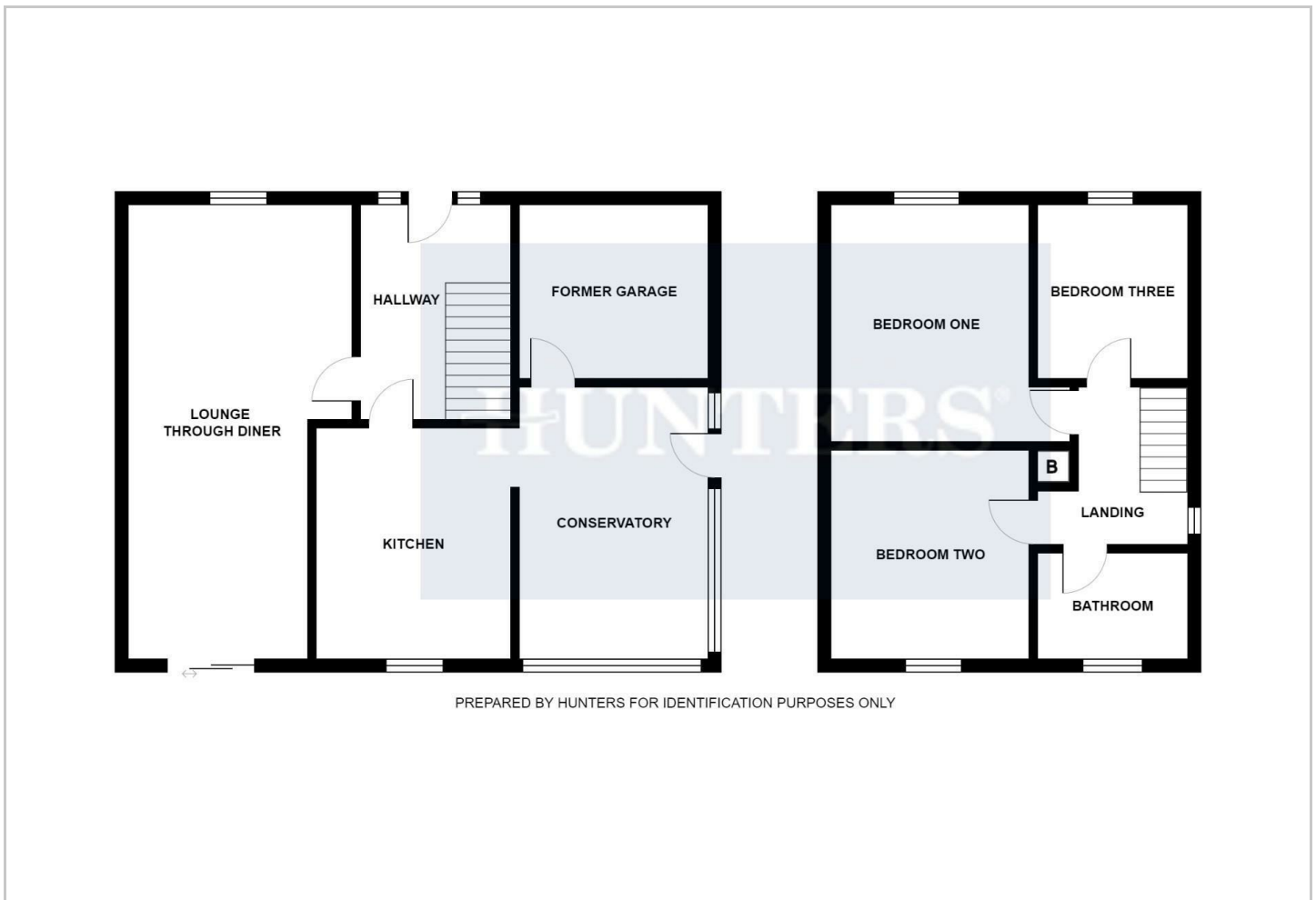
Hybrid Map



Terrain Map



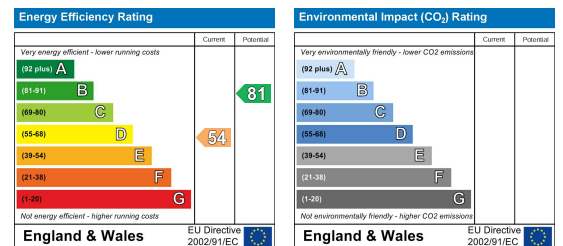
Floor Plan



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.