

HUNTERS[®]

HERE TO GET *you* THERE



Lea Road

Gainsborough, DN21 1AR

Asking Price £260,000



Council Tax: C



329 Lea Road

Gainsborough, DN21 1AR

Asking Price £260,000



ACCOMMODATION

Obscure glazed panel entrance door leading into:

RECEPTION HALLWAY

Wood panelled to half height, radiator and doors giving access to:

LOUNGE

14'2" x 14'0" (4.34 x 4.29)

uPVC double glazed bay window to the front elevation, feature fireplace with tiled hearth and insert with open fire, radiator.

DINING ROOM

16'11" x 10'5" (5.16 x 3.18)

uPVC double glazed bay window to the side elevation, radiator and coal effect fire.

KITCHEN

13'10" x 8'2" (4.22 x 2.49)

Range of base and wall units with complementary work surface, inset ceramic sink, contemporary radiator, uPVC double glazed window to the rear elevation, composite door opening to the rear garden, stainless steel oven, four ring hob, integrated fridge.

BEDROOM ONE

13'3" x 11'3" (4.06 x 3.45)

uPVC double glazed window to the front elevation and radiator.

BEDROOM TWO

10'7" x 7'6" (3.23 x 2.29)

uPVC double glazed window to the side elevation and radiator.

BEDROOM THREE

10'5" x 7'6" (3.20 x 2.29)

uPVC double glazed window to the side elevation and radiator.

SHOWER ROOM

Three piece suite comprising low level w.c., pedestal wash hand basin and separate shower cubicle, radiator, uPVC double glazed window to the rear elevation.

EXTERNALLY

To the front is driveway offering off road parking for a number of vehicles leading to the single Garage, lawned area and mature shrubs. To the rear the garden is mainly laid to lawn with well stocked established borders, patio area and useful outbuildings/workshops.

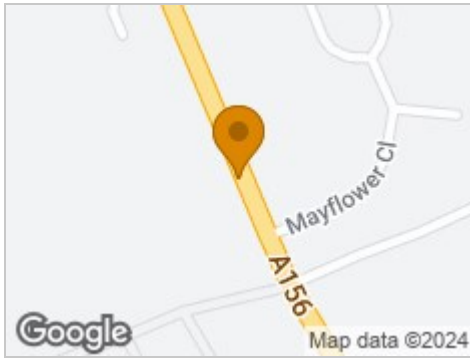
COUNCIL TAX

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

TENURE - FREEHOLD



Road Map



Hybrid Map



Terrain Map



Floor Plan

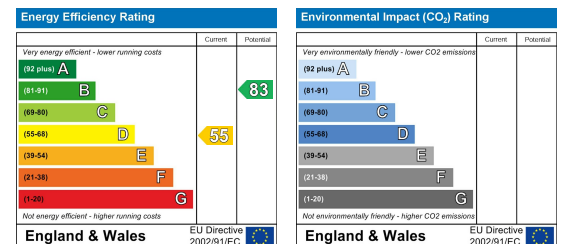


PREPARED BY HUNTERS FOR IDENTIFICATION PURPOSES ONLY

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.