



Lea Road,
Gainsborough,
DN21 1AP

£350,000



We offer with NO ONWARD CHAIN a well proportioned well presented four bedroom detached house to the south side of the market town of Gainsborough which is well served with amenities including Marshall Yard Retail Complex, leisure facilities and schooling including the highly regarded Queen Elizabeth High School. Viewing is highly recommended to appreciate the accommodation on offer which comprises Entrance Hallway, Kitchen Diner, Lounge, downstairs w.c, Sitting Room/Snug, four Bedrooms and Shower Room



ACCOMMODATION

uPVC double glazed entrance door with side window leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator, parquet flooring and doors giving access to:

KITCHEN DINER 27'4" x 10'9"

uPVC double glazed windows to both the front and side elevation, uPVC double glazed entrance door to the side elevation and further uPVC double glazed French doors with side windows leading out to the enclosed rear garden. Fitted kitchen comprising base, drawer, wall and larder units, breakfast bar, complementary solid wood work surfaces, tiled splashbacks, inset ceramic sink and drainer with mixer tap, integrated induction oven, electric hob with extractor over, integrated dishwasher, part tiled and part parquet flooring, radiator and coving to ceiling.

LOUNGE 16'3" x 12'3"

uPVC double glazed window to the rear elevation, radiator, parquet flooring, coving to ceiling and marble fireplace and surround with tiled hearth and multi fuel stove.

W.C.

Suite comprising w.c., hand basin mounted in base vanity unit, spotlights to ceiling.

SITTING ROOM/SNUG 17'10" x 8'11"

uPVC double glazed windows to both the front and side elevations, laminate flooring, vertical radiator, uPVC entrance door to the side elevation, useful pantry area, folding doors into second useful storage area with the gas fired central heating boiler, provision for automatic washing machine.

FIRST FLOOR LANDING

uPVC double glazed window to the side elevation, loft access and radiator. Doors giving access to:

MASTER BEDROOM 15'6" x 11'3"

uPVC double glazed windows to both the front and rear elevation, two radiators to ceiling and open field views to the rear.

BEDROOM TWO 12'11" x 11'0"

uPVC double glazed windows to both the side and rear elevation, radiator, fitted double wardrobes with overhead storage cupboard and field views to the rear.

BEDROOM THREE 12'9" x 10'2"

uPVC double glazed windows to both the front and side elevation, radiator, fitted double wardrobe with overhead storage cupboards and coving to ceiling.

BEDROOM FOUR 9'6" x 7'10"

uPVC double glazed window to the rear elevation, radiator.

SHOWER ROOM 8'5" x 5'7"

uPVC double glazed window to the front elevation, suite comprising w.c., hand basin mounted in base vanity unit and double shower cubicle, tiled flooring and walls, mermaid boarding to shower area, chrome heated towel rail.

EXTERNALLY

To the front is gated block paved driveway allowing off road parking for multiple vehicles leading to the front entrance door and side access gates and the rear. The enclosed garden is mainly set to lawn with mature planted borders and block paved patio are and electric awning, to the rear of the garden is a single Garage.

COUNCIL TAX

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

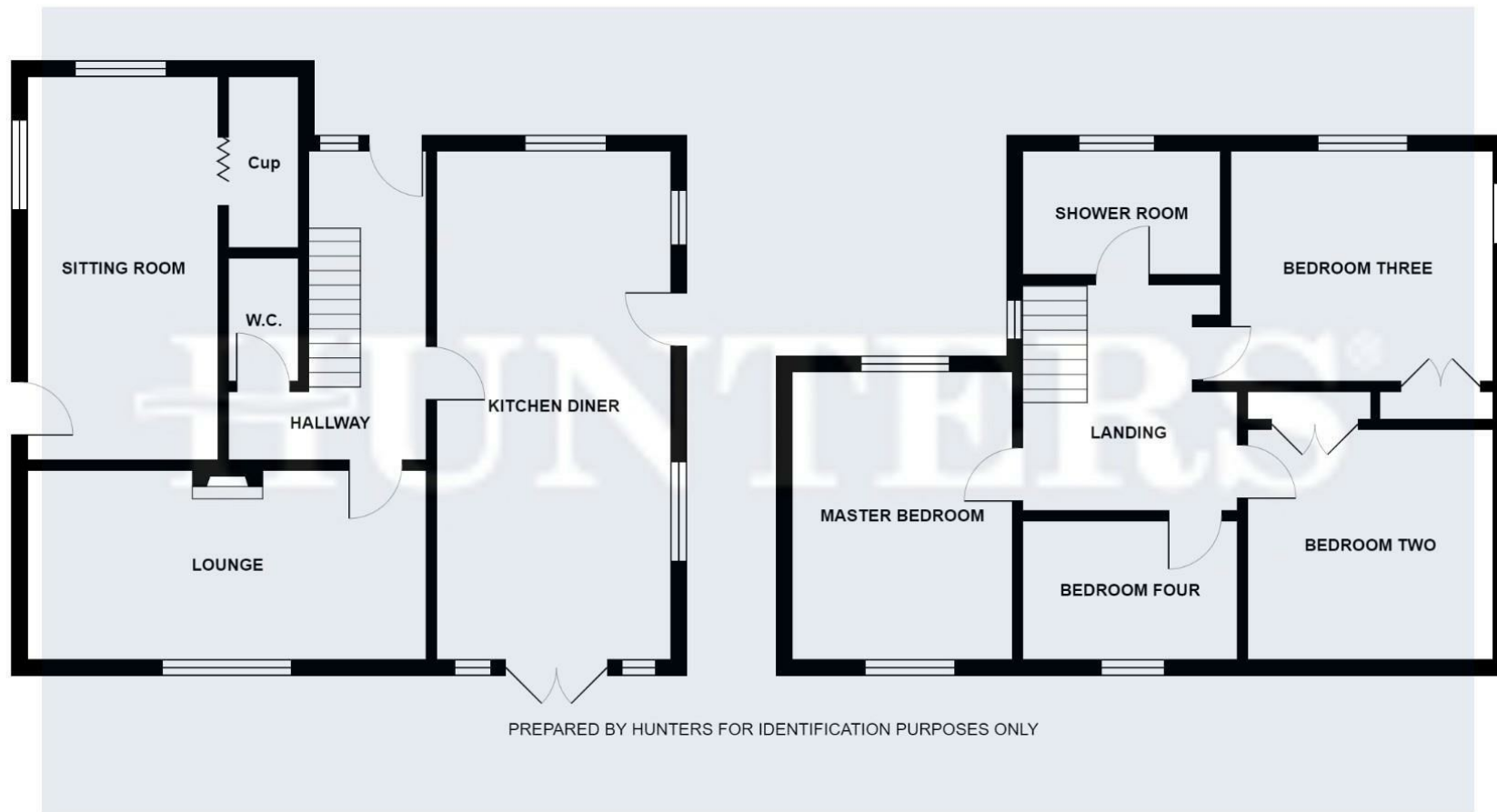
TENURE - FREEHOLD

AGENTS NOTE

We are advised that Probate has been applied for, but is still awaited.

Tenure: Freehold
Council Tax Band: C

- DETACHED HOUSE
- FOUR BEDRROOMS
- SHOWER ROOM
- TWO RECEPTIONS
- DRIVEWAY FOR OFF ROAD PARKING
- KITCHEN DINER
- ENCLOSED REAR GARDEN
- NO CHAIN
- EPC RATING : tba



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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.