

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## High Street

Fillingham, Fillingham, Gainsborough, DN21 5BW

£180,000



Council Tax: A



# 4 High Street

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£180,000



## ACCOMMODATION

Two uPVC double glazed entrance doors giving access into:

### ENTRANCE PORCH

With uPVC double glazed window to the front elevation and doors giving access to:

### UTILITY ROOM

17'7" x 6'1" (5.37 x 1.87)

uPVC double glazed entrance door with side window to the rear elevation leading out to the garden. Fitted base unit with complementary work surface, stainless steel sink and drainer and provision for automatic washing machine, space for further appliance.

### LIVING AREA

18'7" x 10'2" (5.67 x 3.10)

Door from Porch.

uPVC double glazed window to the front elevation, staircase rising to first floor accommodation, brick built fireplace with archway openings to either side leading through to:

### DINING AREA

12'9" x 8'6" (3.91 x 2.60)

uPVC double glazed doors with side windows to the rear elevation giving access to the slabbed patio area and extended garden beyond, lawn and planted borders. Archway giving access to:

### KITCHEN

11'1" x 5'8" (3.4 x 1.74)

uPVC double glazed entrance door to the rear elevation, fitted kitchen comprising base, drawer and larder units with complementary work surfaces,

stainless steel sink and drainer with mixer tap over, integrated electric oven and four ring induction hob with extractor over, space for low level appliance, spotlights to ceiling.

### FIRST FLOOR LANDING

Radiator, loft access and doors giving access to:

### BEDROOM ONE

15'6" x 7'9" (4.74 x 2.37)

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

### BEDROOM TWO

15'5" x 10'9" to maximum dimensions (4.70 x 3.3 to maximum dimensions)

Double glazed window to the rear elevation and radiator.

### BEDROOM THREE

12'0" x 6'5" (3.67 x 1.98)

uPVC double glazed window to the front elevation and radiator.

### FAMILY BATHROOM

9'4" x 5'6" (2.87 x 1.70)

uPVC double glazed window to the rear elevation, suite comprising w.c., pedestal wash hand basin and panel sided bath with shower over, tiled splashbacks, chrome heated towel rail and spotlights to ceiling.

### EXTERNALLY

To the front is a driveway part concrete and part low maintenance gravel area allowing off road parking for multiple vehicles. To the rear is an enclosed garden which is divided into slabbed patio area, planted borders and lawn with pathway leading to the rear of the garden.

## 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



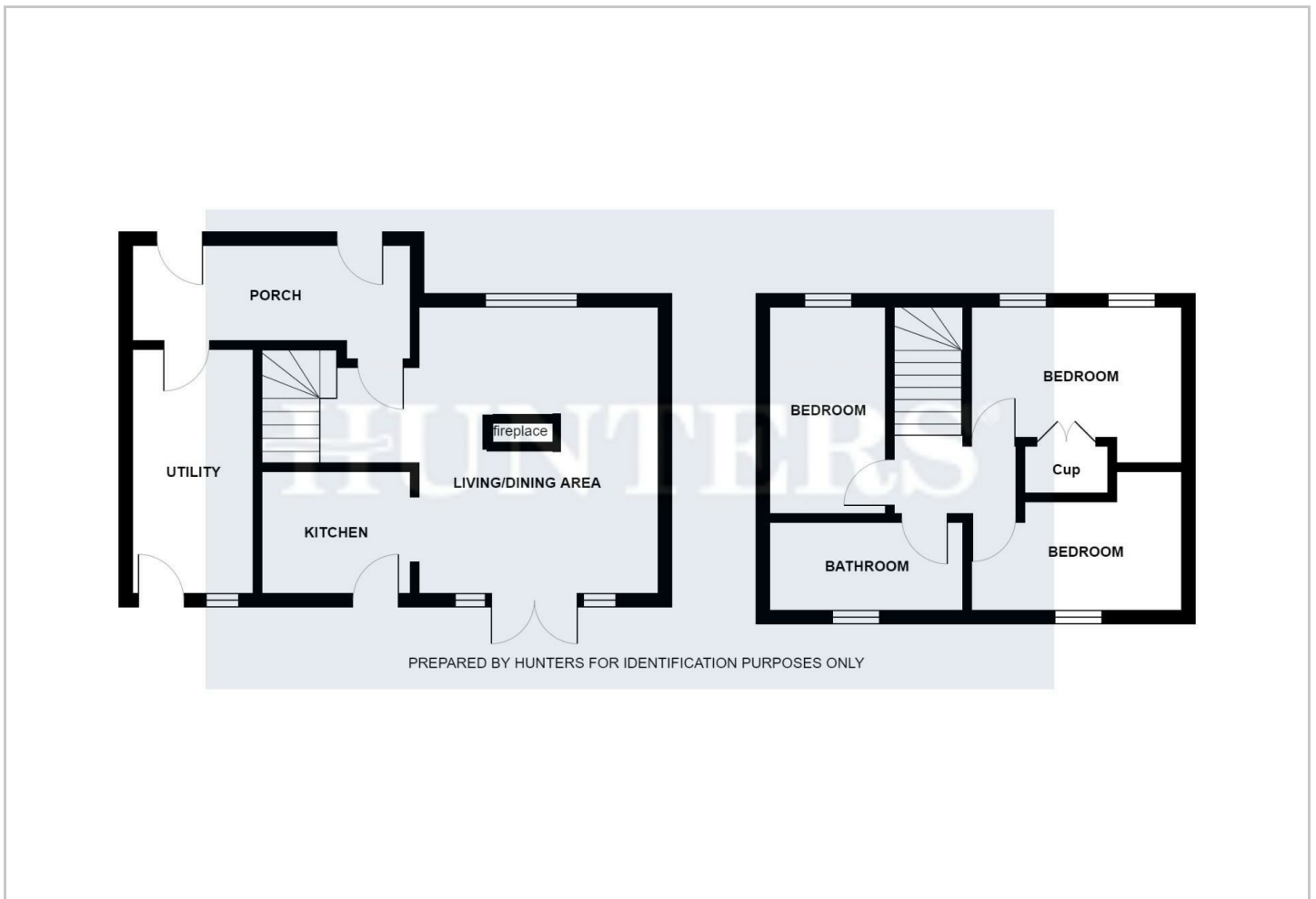
## Hybrid Map



## Terrain Map



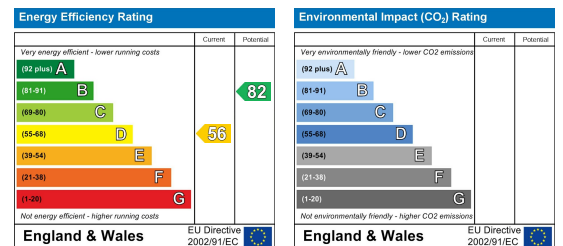
## Floor Plan



## 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.