

HUNTERS[®]

HERE TO GET *you* THERE



Dorton Avenue

Gainsborough, DN21 1UB

£175,000



Council Tax: B



18 Dorton Avenue

Gainsborough, DN21 1UB

£175,000



ACCOMMODATION

uPVC double glazed Entrance door with side window into:

PORCH

Second uPVC double glazed Entrance door with side window leading into:

ENTRANCE HALLWAY

With stairs rising to the first floor accommodation and storage under, radiator and Doors giving access to:

LOUNGE THROUGH DINING ROOM

29'2" x 13'5" to maximum dimensions (8.89 x 4.08 to maximum dimensions)

uPVC double glazed bow window to the front elevation, uPVC double glazed patio doors to the rear leading out to the patio area and garden beyond. Two radiators, marble fireplace and hearth with wood surround and mantle, inset open fronted gas fire, coving to ceiling and dado rail.

BREAKFAST KITCHEN

10'4" x 10'0" (3.15 x 3.05)

uPVC double glazed window to the rear elevation and uPVC double glazed Entrance door to the side leading out to the driveway. Fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splash backs, inset sink and drainer. Space for free standing cooker and all other appliances including dishwasher, automatic washing machine, fridge and freezer also door giving access into pantry/storage area. Wall mounted heated towel rail and cupboard housing the gas fired central heating boiler.

FIRST FLOOR LANDING

uPVC double glazed window to the side elevation, loft access, built in linen cupboard and doors giving access to:

MASTER BEDROOM

11'11" x 10'11" (3.64 x 3.33)

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

BEDROOM TWO

10'11" x 10'11" (3.32 x 3.33)

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

BEDROOM THREE

7'11" x 7'0" to the front of the fitted wardrobes (2.42 x 2.14 to the front of the fitted wardrobes)

uPVC double glazed window to the front elevation, radiator below and fitted wardrobes. Coving to ceiling.

FAMILY BATHROOM

8'0" x 5'5" (2.44 x 1.66)

uPVC double glazed windows to both the rear and side elevations, three piece suite comprising w.c., pedestal wash hand basin, panel sided bath with shower over, part tiling to walls and tiling to the floor, coving to ceiling and heated towel rail.

EXTERNALLY

To the front is a walled garden mainly set to lawn with borders. Gated driveway allowing off road parking for multiple vehicles leading to single Garage with light and power. Externally to the rear is an extended garden divided into patio area, double lawn area with wood chip low maintenance seating area and a variety of plants, shrubs and trees.

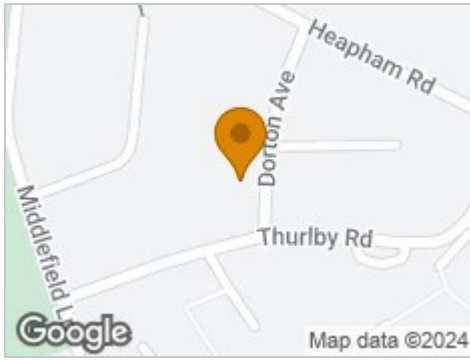
COUNCIL TAX

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

TENURE - FREEHOLD



Road Map



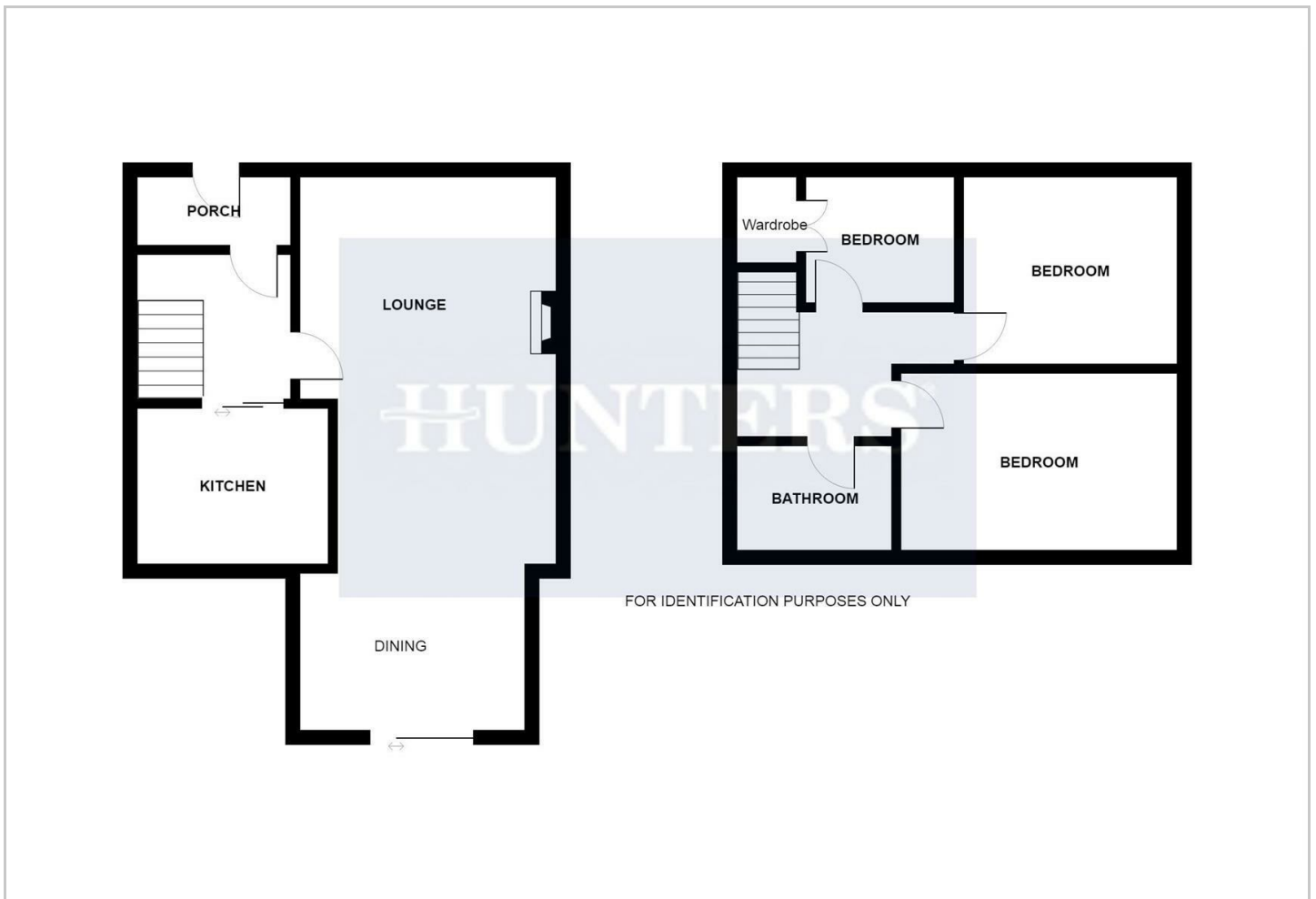
Hybrid Map



Terrain Map



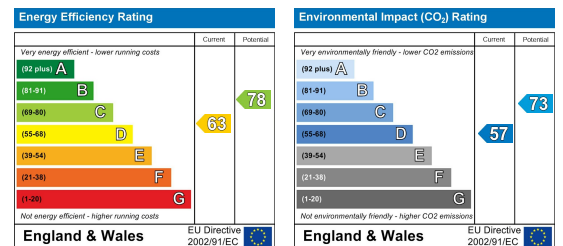
Floor Plan



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.