

HUNTERS[®]

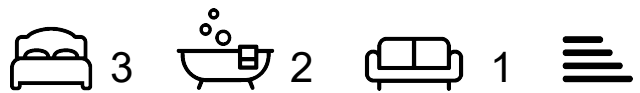
HERE TO GET *you* THERE



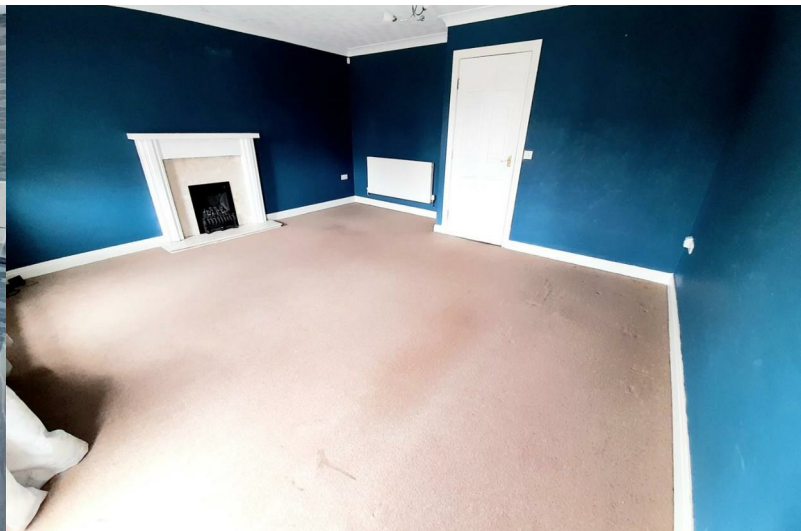
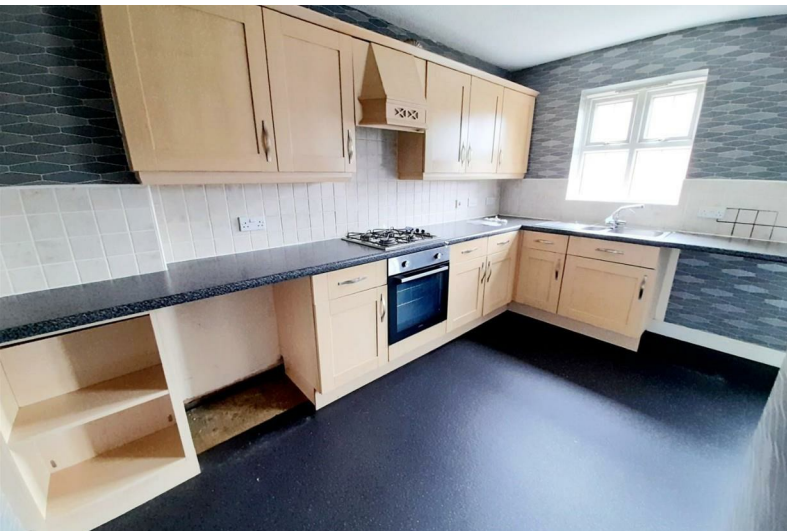
Birchwood View

Gainsborough, DN21 1WA

£150,000



Council Tax: B



12 Birchwood View

Gainsborough, DN21 1WA

£150,000



ACCOMMODATION

Double glazed composite Entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, laminate flooring, radiator, storage cupboard and door to integral Garage further door giving access to:

SHOWER ROOM

With suite comprising w.c., pedestal wash hand basin with tiled splashback and single shower cubicle, radiator.

UTILITY ROOM

7'8" x 6'0" (2.35 x 1.83)

Double glazed composite entrance door to the rear elevation, fitted base and drawer units with complementary work surface, splashback, inset stainless steel sink and drainer with mixer tap, wall mounted gas central heating boiler and radiator.

BEDROOM THREE

8'11" x 7'8" (2.72 x 2.35)

uPVC double glazed window to the rear elevation and radiator.

FIRST FLOOR LANDING

With stairs rising to the second floor accommodation, radiator and doors giving access to:

LOUNGE

15'7" x 15'5" to maximum dimensions (4.77 x 4.71 to maximum dimensions)

uPVC double glazed French doors with juliet balcony and double glazed window to the front elevation, two

radiators, marble fireplace and hearth with painted wood surround and coving to ceiling.

KITCHEN DINER

15'4" x 12'11" to maximum dimensions (4.69 x 3.95 to maximum dimensions)

uPVC double glazed window to the rear elevation, fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, stainless steel sink and drainer, integrated electric oven with four ring gas hob and extractor over, radiator, space for low level appliance.

SECOND FLOOR LANDING

With loft access and doors giving access to:

MASTER BEDROOM

15'7" x 13'9" to its maximum dimensions (4.75 x 4.20 to its maximum dimensions)

uPVC double glazed windows to the front elevation, radiator, laminate flooring and door giving access to:

EN SUITE BATHROOM

6'6" x 5'9" (2.00 x 1.76)

Suite comprising w.c., pedestal wash hand basin, panel sided bath with mixer shower over, tiled splashback and radiator.

BEDROOM TWO

15'5" x 9'8" (4.71 x 2.96)

uPVC double glazed window to the rear elevation, radiator, airing cupboard and door giving access to:

EN SUITE SHOWER ROOM

6'3" x 5'8" (1.91 x 1.73)

Comprising w.c., pedestal wash hand basin, single shower cubicle, tiled splashback and radiator.

EXTERNALLY

To the front is a block paved driveway allowing off road parking and leading to the integral Garage with roller door, light and pedestrian door into the hallway. To the rear is an enclosed garden mainly set to lawn with slabbed patio area.

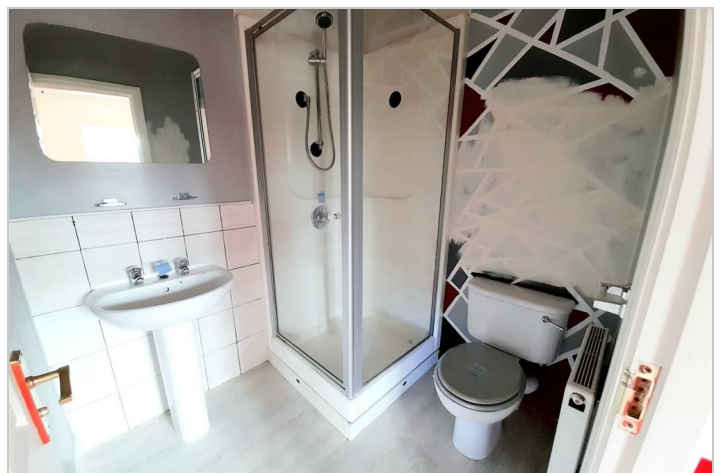
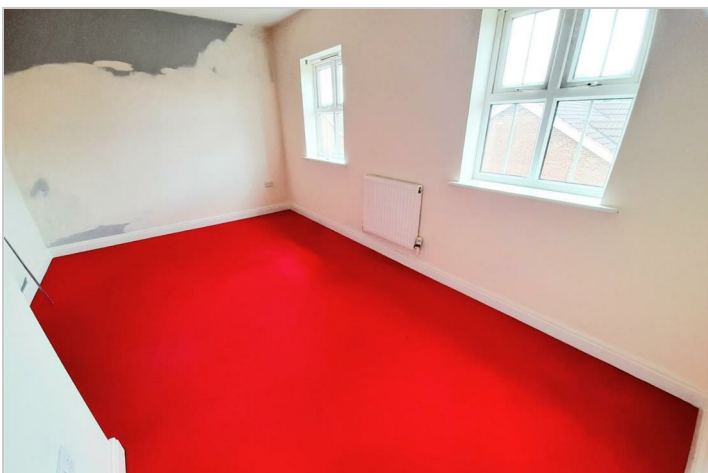
COUNCIL TAX

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

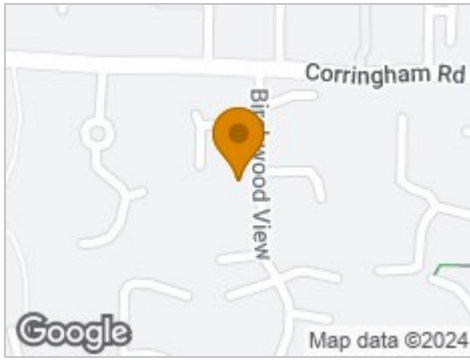
TENURE - FREEHOLD

AGENTS NOTE

We are advised that a six month lending criteria applies to this property.



Road Map



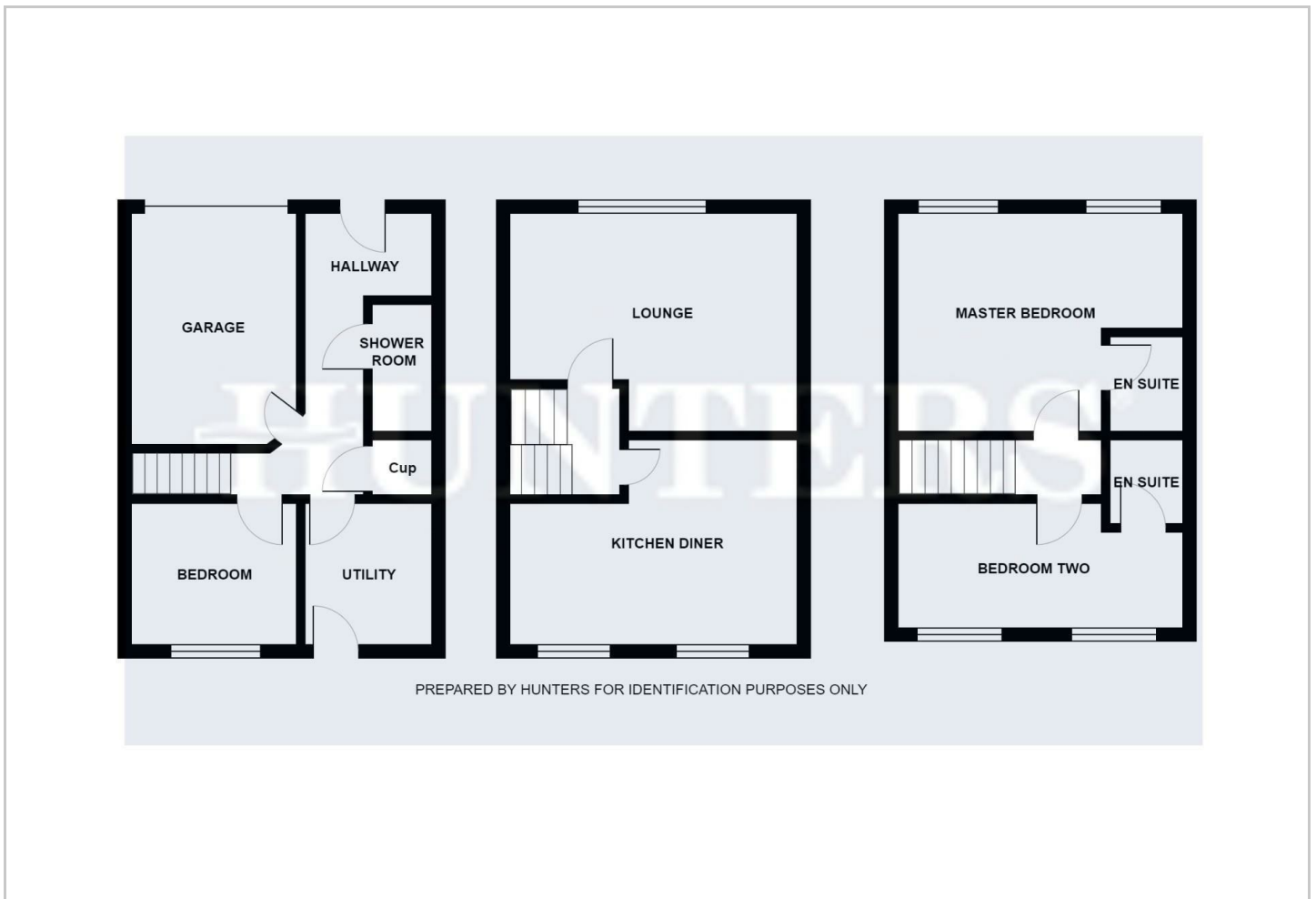
Hybrid Map



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.