

HUNTERS[®]


HERE TO GET *you* THERE



Dunholme Road

Gainsborough, DN21 1XH

£160,000

 2  1  1  C
Council Tax: B



1 Dunholme Road

Gainsborough, DN21 1XH

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ACCOMMODATION

uPVC double glazed entrance door with side window leading into:

ENTRANCE HALLWAY

Loft access, radiator and doors giving access to:

LOUNGE

16'9" x 12'1" (5.12 x 3.70)

uPVC double glazed window to the front elevation, two radiator and wall mounted electric fire feature.

BREAKFAST KITCHEN

13'11" x 9'9" (4.26 x 2.99)

uPVC double glazed window to the rear elevation and uPVC door to the side elevation. Fitted kitchen comprising base and drawer units with complementary work surface, splashbacks, stainless steel sink, space for cooker and provision for automatic washing machine, further space for fridge freezer, radiator. Two doors giving access to useful storage cupboard with one housing the gas central heating boiler.

BEDROOM ONE

12'4" x 12'2" (3.76 x 3.73)

uPVC double glazed window to the front elevation and radiator.

BEDROOM TWO

12'3" x 9'10" (3.74 x 3.00)

uPVC double glazed window to the rear elevation and radiator.

BATHROOM

8'2" x 6'11" (2.51 x 2.12)

uPVC double glazed window to the rear elevation,

suite comprising low level w.c., pedestal wash hand basin, panel sided bath with shower attachment, radiator.

EXTERNALLY

To the front is a gated driveway allowing off road parking leading to the attached Garage with up and over door, light and power. Lawned garden to the front, side and rear of the property with pathways giving access, from the rear is an integral brick built storage area which is a useful addition to the outside space.

COUNCIL TAX

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

TENURE - FREEHOLD



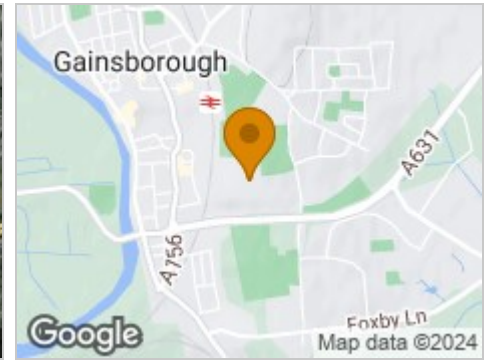
Road Map



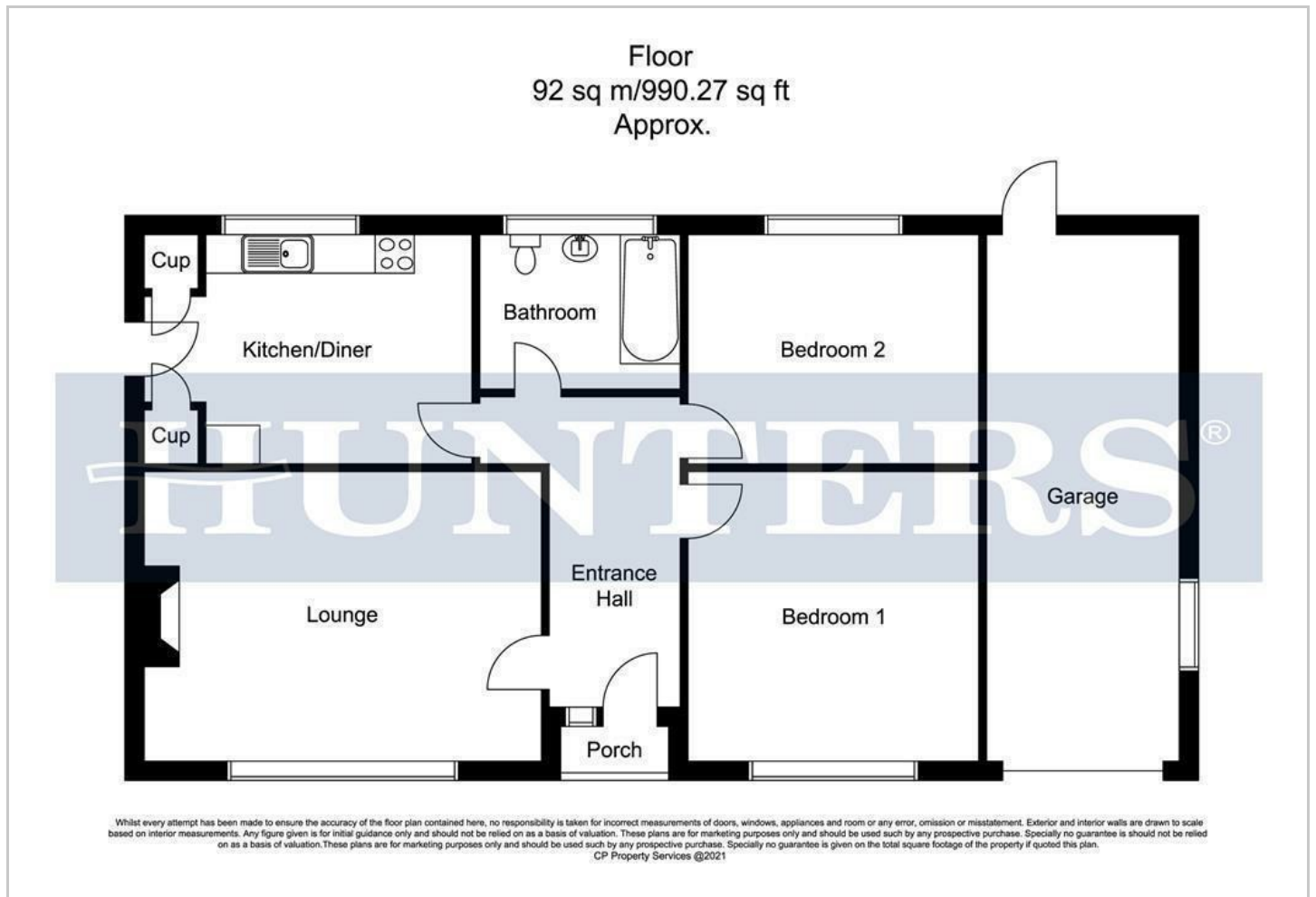
Hybrid Map



Terrain Map



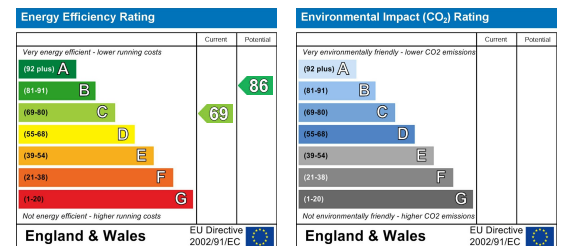
Floor Plan



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.