

# HUNTERS<sup>®</sup>

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## Low Road

Grayingham, Gainsborough, DN21 4ER

Offers In The Region Of £325,000



Council Tax: D



# The Hawthorns Low Road

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## Accommodation

UPVC double glazed entrance door into:

### Entrance Hallway:

Radiator, laminate flooring, loft access and coving to ceiling, door giving access to:

### Lounge:

20'2" x 12'1" (6.16m x 3.70m)

Two uPVC double glazed windows to both the front and side elevation radiator. Brick built fireplace with wooden mantle and electric fire, feature coving to ceiling and opening giving access into the:

### Dining Area:

11'2" x 9'9" (3.42m x 2.99m)

Double glazed patio doors to the side elevation. Giving access to the conservatory, radiator, coving to ceiling and door giving access into breakfast kitchen.

### Conservatory:

14'4" x 13'2" (maximum dimensions) (4.38m x 4.03m (maximum dimensions))

UPVC double glazed construction with French doors to the side, giving access to the patio and mature surrounding gardens, radiator and pitched glaze roof.

### Breakfast Kitchen:

11'6" x 9'11" (3.53m x 3.03m)

UPVC double glazed window to the rear elevation, fitted kitchen comprising of base, drawer and wall units with complementary work surfaces, inset sink and drainer with mixer tap. Space for cooker and low appliance, radiator. Doorway from hallway into:

### Utility Room:

8'2" x 7'3" (2.49m x 2.22m)

UPVC double glazed entrance door with side window to rear elevation. Fitted base and wall units with complementary worktop, provision for automatic washing machine, space for freezer, radiator and oil fired central heating boiler.

### Master Bedroom:

11'6" x 11'6" (3.52m x 3.51m )

UPVC double glazed window to the rear elevation, radiator, range of fitted wardrobes and bedside drawers, coving to ceiling and giving access into:

### Ensuite Shower Room:

8'3" x 3'6" (2.54m x 1.08m )

UPVC double glazed window to the rear elevation suite comprising of WC handbasin with tiled splashback and single shower cubicle with tiling and electric shower and radiator

### Bedroom Two:

13'11" x 8'10" (4.25m x 2.71m )

UPVC double glazed window to the front elevation, radiator, laminate flooring and coving to ceiling

### Bedroom Three:

10'0" x 8'9" (3.06m x 2.67m)

UPVC double glazed windows to the front elevation, radiator and coving to ceiling

### Family Bathroom:

8'0" x 7'0" (2.44m x 2.14m)

UPVC double glazed window to the rear elevation, suite comprising of WC, pedestal wash hand basin, panel sided bath, part tile walls, radiator and door into airing cupboard

### Externally

To the front is a hedge lined garden, mainly set to lawn with mature, planted borders with block paved driveway allowing off road parking for multiple vehicles. Attached single garage with electric door, light and power, pathways lead to the front entrance door and around the side of the property. Further lawned areas and continuation of the mature planted borders, greenhouse, a number of patioed areas allowing outdoor seating and a decking feature.

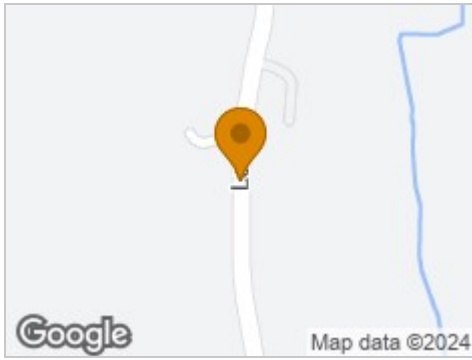
### Council Tax

Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band "D".

Tenure - Freehold



## Road Map



## Hybrid Map

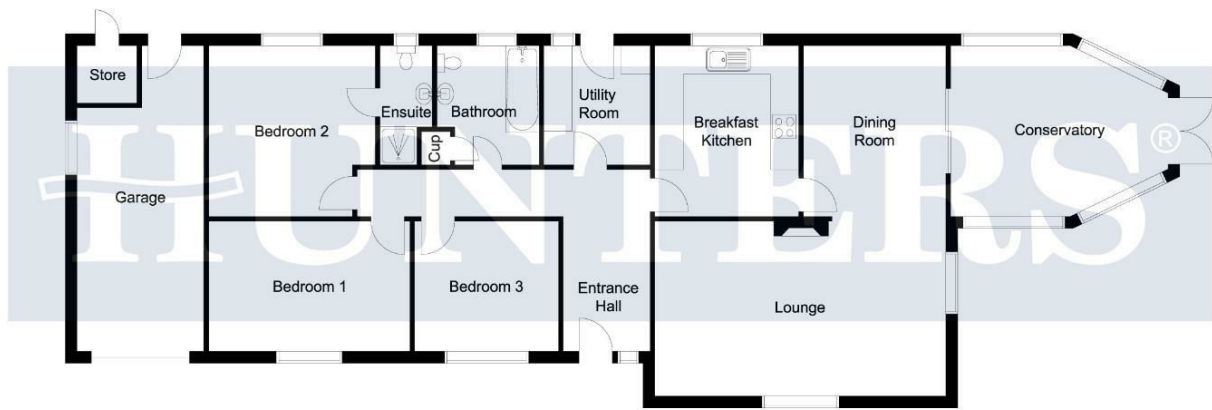


## Terrain Map



## Floor Plan

138 sq m/1485.42 sq ft  
Approx.

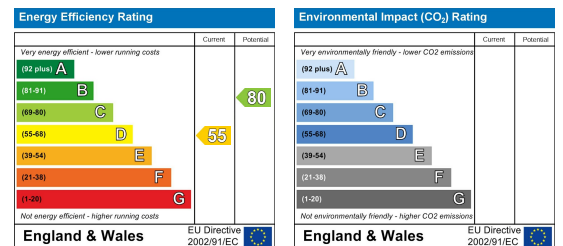


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.  
CP Property Services @2024

## 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.