

HUNTERS[®]

HERE TO GET *you* THERE



Low Road

Grayingham, Grayingham, DN21 4ER

Offers In The Region Of £315,000



Council Tax: D



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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

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance

service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



Road Map



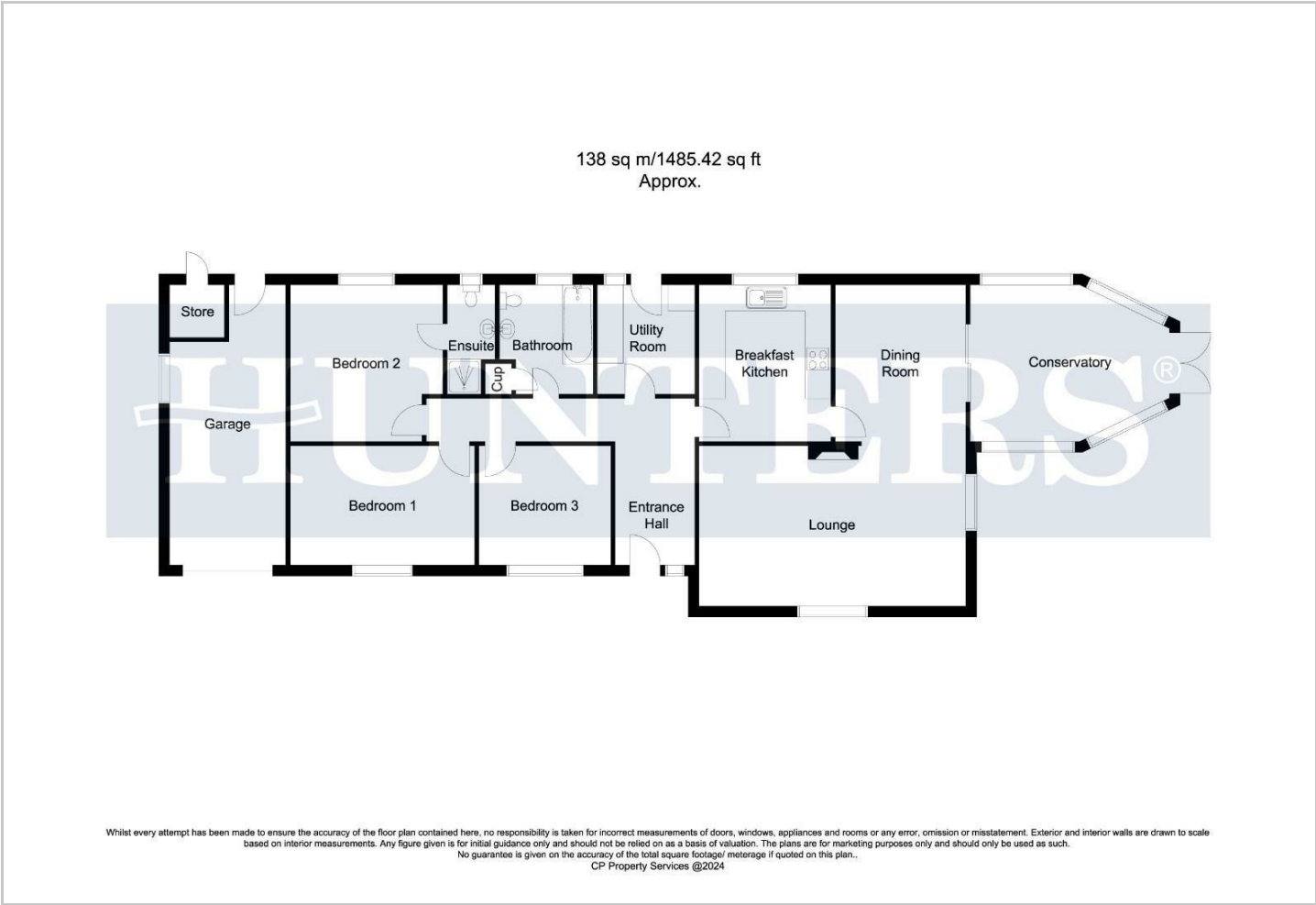
Hybrid Map



Terrain Map



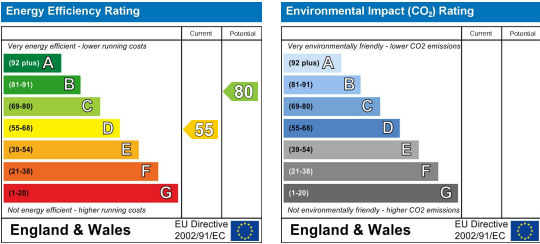
Floor Plan



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.