

HUNTERS[®]

HERE TO GET *you* THERE



Pinter Lane

Gainsborough, DN21 1ZF

Guide Price £220,000



Council Tax: C



31 Pinter Lane

Gainsborough, DN21 1ZF

Guide Price £220,000



ACCOMMODATION

Double glazed composite entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator and doors giving access to:

LOUNGE

19'6" x 9'8" (5.95m x 2.95m)

uPVC double glazed window to the front elevation and uPVC double glazed French doors to the rear giving access out to the enclosed rear garden, two radiators, coving to ceiling.

STUDY/PLAYROOM

9'8" x 8'5" (2.96m x 2.57m)

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

KITCHEN

10'7" x 9'2" (3.25m x 2.80m)

uPVC double glazed window to the rear elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, stainless steel sink and drainer, integrated electric oven, four ring gas hob with extractor over, radiator.

UTILITY ROOM

6'10" x 4'1" (2.09m x 1.26m)

uPVC double glazed entrance door to the rear elevation, fitted base unit with complementary work surface, stainless steel sink and drainer with mixer tap, provision for automatic washing machine. Door leading into:

W.C.

4'9" x 3'1" (1.45m x 0.95m)

Two piece suite comprising w.c., pedestal wash hand basin with tiled splashbacks and radiator.

FIRST FLOOR LANDING

uPVC double glazed window to the rear elevation, radiator and loft access. Doors giving access to:

MASTER BEDROOM

9'9" x 12'9" (2.99m x 3.91m)

uPVC double glazed window to the front elevation, radiator, coving to ceiling. Door giving access to:

EN SUITE SHOWER ROOM

7'3" x 6'6" to maximum dimensions (2.22m x 2.00m to maximum dimensions)

uPVC double glazed window to the front elevation, suite comprising w.c., pedestal wash hand basin with tiled splashbacks and shower cubicle.

BEDROOM TWO

12'11" x 11'11" to maximum dimensions (3.95m x 3.64m to maximum dimensions)

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

BEDROOM THREE

9'7" x 9'4" (2.94m x 2.85m)

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

FAMILY BATHROOM

6'6" x 6'4" (2.00m x 1.95m)

uPVC double glazed window to the rear elevation, suite comprising w.c., pedestal wash hand basin and panel sided bath with part tiled walls, radiator and coving to ceiling.

EXTERNALLY

To the front is a low maintenance garden with pathway leading to the front entrance door and driveway which allows off road parking for multiple vehicles leading to the single brick built Garage with up and over door, light and power. Gated access to the enclosed rear garden which is mainly set to lawn with mature bushes, trees and foliage.

COUNCIL TAX

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

TENURE - LEASEHOLD

This property is a leasehold property with a lease of 250 years from 1 January 2008.

Ground Rent and further fees tbc



Road Map



Hybrid Map



Terrain Map



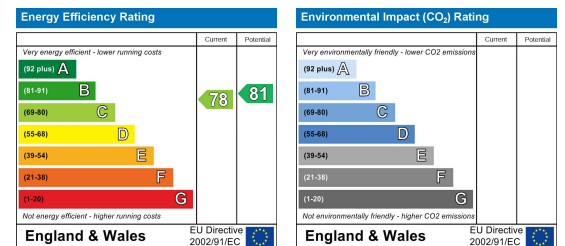
Floor Plan



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.