

HUNTERS[®]

HERE TO GET *you* THERE



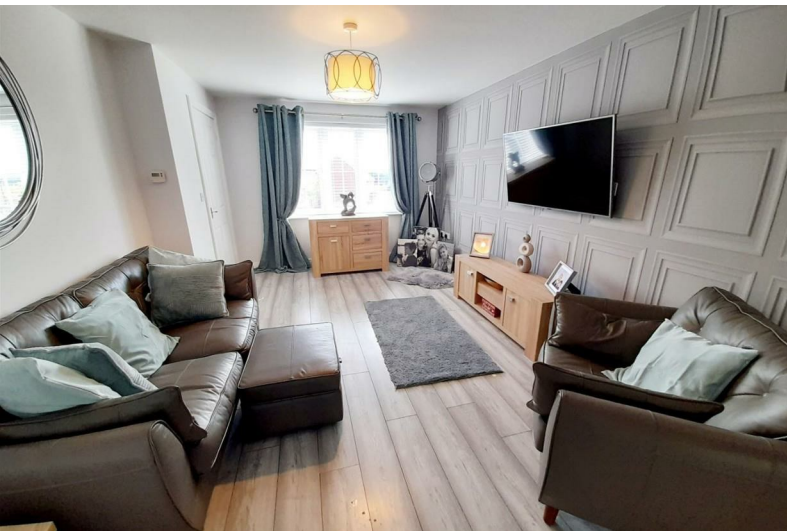
Meldrum Drive

Gainsborough, DN21 1GS

£239,950



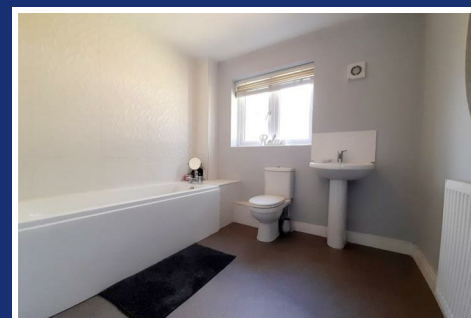
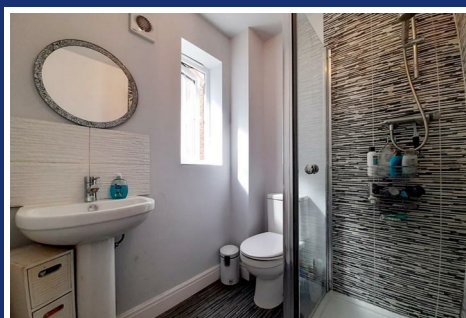
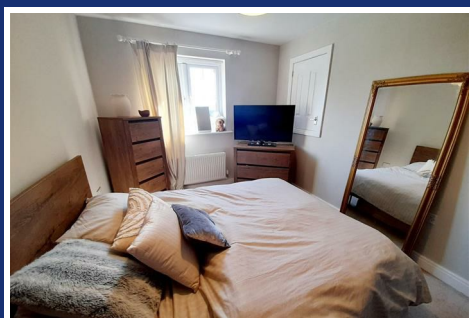
Council Tax: C



36 Meldrum Drive

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ACCOMMODATION

Composite double glazed entrance door leading into:

ENTRANCE HALLWAY

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

LOUNGE

15'3" x 10'9" (4.66 x 3.30)

uPVC double glazed window to the front elevation, two radiators, laminate flooring and archway giving access to:

OPEN PLAN DINER

23'2" x 10'1" (7.08 x 3.09)

uPVC double glazed French doors and window to the rear elevation looking out to the enclosed rear garden and double glazed composite entrance door to the side elevation. Gloss finished fitted kitchen comprising base, drawer, wall and larder units with complementary work surface, inset sink and drainer with mixer tap, breakfast bar, integrated fridge and freezer, oven and four ring induction hob with extractor over, provision for washer dryer and integrated dishwasher along with wine cooler, tiled flooring, vertical radiator, inset spotlights to ceiling. Door giving access to understairs storage area and further door giving access to:

SHOWER ROOM

7'6" x 3'3" (2.29 x 1.00)

Suite comprising w.c. hand basin mounted in vanity unit and shower cubicle with splashback and mixer shower. Tiled flooring continued from the kitchen area, inset spotlights to ceiling.

SNUG/BEDROOM FOUR

11'11" x 8'0" (3.64 x 2.44)

Accessed via the Hallway and Shower Room.

uPVC double glazed window to the front elevation, radiator, laminate flooring, inset spotlights to ceiling.

FIRST FLOOR LANDING

Loft access, useful storage cupboard and further doors giving access to:

MASTER BEDROOM

14'2" x 12'0" with recess into doorway (4.33 x 3.68 with recess into doorway)

uPVC double glazed window to the front elevation and radiator.

EN SUITE SHOWER ROOM

6'3" x 5'1" (1.92 x 1.57)

Suite comprising w.c., pedestal wash hand basin with tiled splashback, corner shower cubicle and radiator.

BEDROOM

12'8" x 8'9" (3.88 x 2.68)

uPVC double glazed window to the front elevation, radiator and storage cupboard.

BEDROOM THREE

14'6" x 7'3" (4.42 x 2.23)

Two uPVC double glazed windows to the rear elevation and radiator.

FAMILY BATHROOM

8'5" x 7'3" (2.57 x 2.22)

uPVC double glazed window to the rear elevation, suite comprising w.c., wash hand basin with tiled splashback and panel sided bath with further tiled splashback and radiator.

EXTERNALLY

To the front is a driveway allowing off road parking for multiple vehicles and pathway leading to the rear of the property which is enclosed. The garden is mainly set to lawn with mature raised planters tiered up to the rear fence.

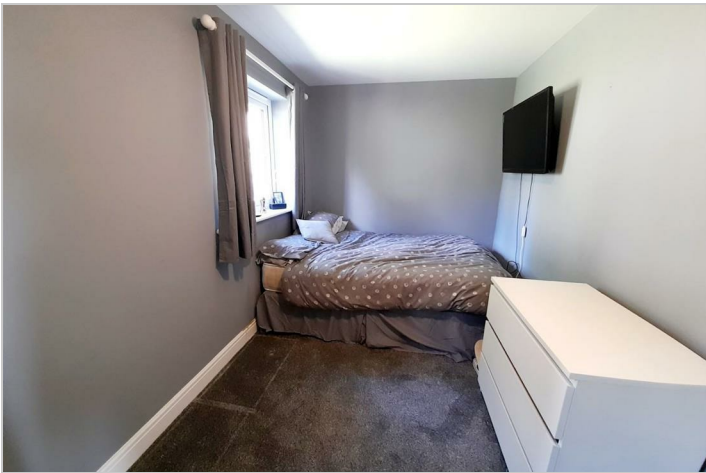
COUNCIL TAX

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

TENURE - FREEHOLD

AGENTS NOTE

We are advised of a Management Company, Lambert Smith Hampton Residential Ltd with regards to a communal charge re the green areas, the fee of approximately £120.00 is paid six monthly.



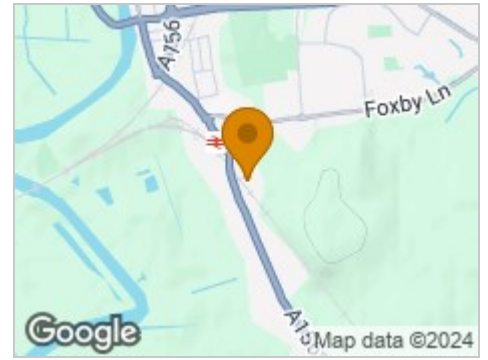
Road Map



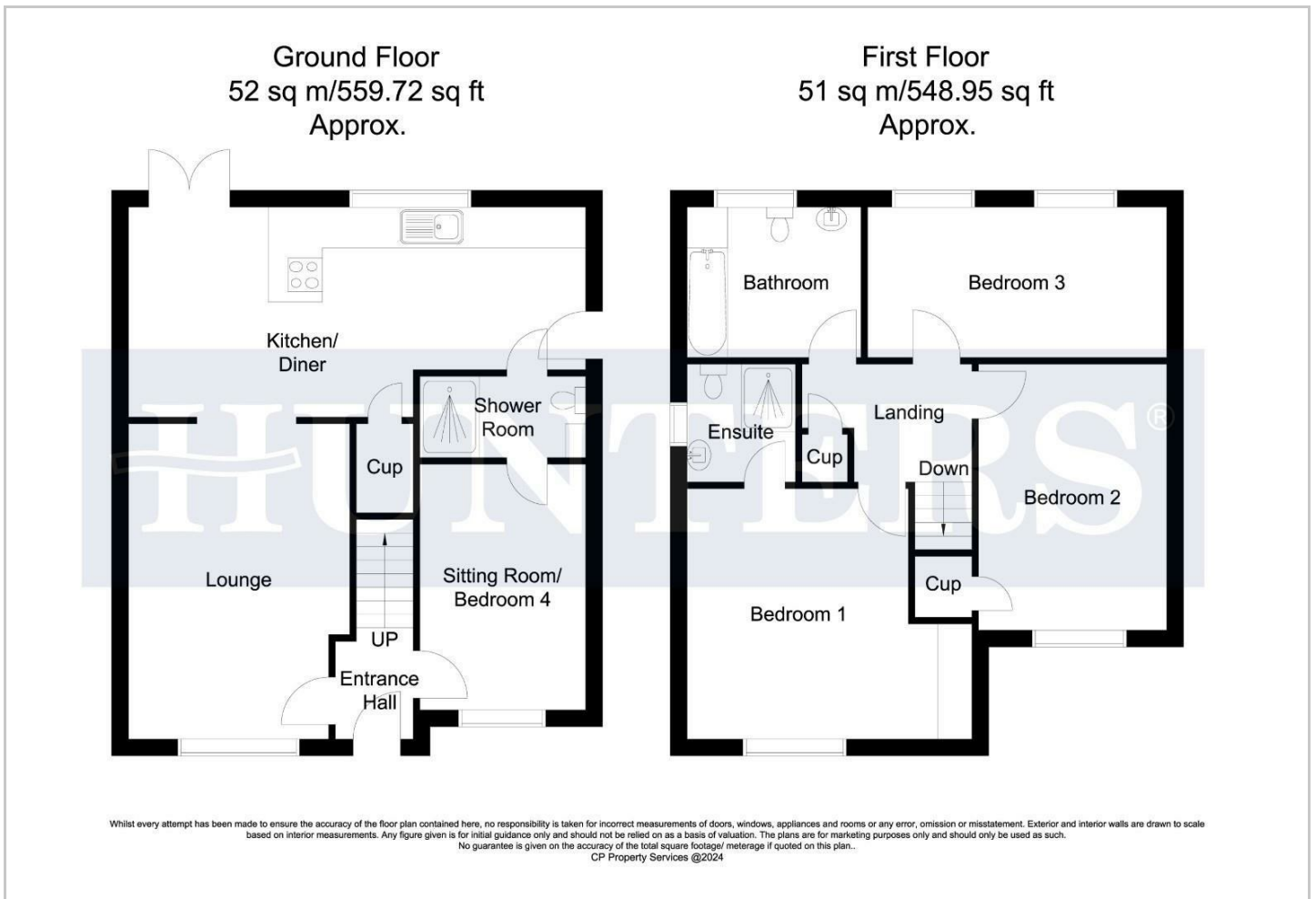
Hybrid Map



Terrain Map



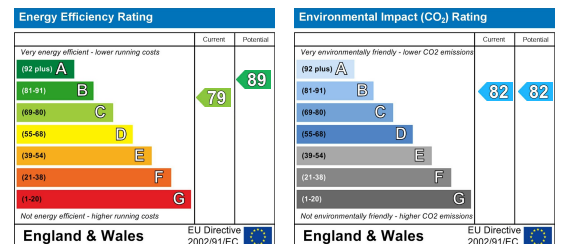
Floor Plan



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.