

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Spital Terrace

Gainsborough, DN21 2HD

£239,950



Council Tax: C



# 39 Spital Terrace

Gainsborough, DN21 2HD

£239,950



## ACCOMMODATION

uPVC double glazed entrance door leading into vestibule with original wooden door leading into:

### ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, original coving to ceiling, radiator, door giving access to understairs storage area and further door leading to:

### LOUNGE

13'10" x 13'11" with recess into bay window (4.23 x 4.26 with recess into bay window )

Laminate flooring, wooden fireplace with over mantle and mirror feature and decorative tiled open fronted gas fire and hearth, picture rail featured cornices, radiator, uPVC double glazed bay window to the front elevation, arched opening leading into:

### DINING AREA

14'0" x 12'4" with recess into bay window (4.27 x 3.78 with recess into bay window )

Laminate flooring, radiator, uPVC double glazed bay window to the side elevation and second window to the rear elevation, matching cornice and coving, wooden fire surround with tiled backing and hearth.

### BREAKFAST KITCHEN

13'11" x 12'8" with recess into doorway (4.25 x 3.88 with recess into doorway )

Modern fitted kitchen comprising base, drawer and wall units with complementary work surface and splashbacks, inset Belfast style sink with drainers side and mixer tap, radiator, coving to ceiling and inset spotlights, opening to the side elevation giving access to:

### CONSERVATORY

13'6" x 8'11" (4.12 x 2.73)

Constructed on a low level brick wall with uPVC

double glazed windows and French doors, sloped ceiling, radiator.

### PANTRY

Door from Kitchen.

Single glazed wooden window to the rear elevation, range of shelving,

### UTILITY ROOM

9'5" x 9'3" (2.88 x 2.84)

Door from the Kitchen.

uPVC double glazed window to the side elevation, painted stable style door to the side elevation, wall mounted gas fired central heating boiler, fitted base and wall units with complementary work surface, provision for automatic washing machine, dishwasher and space for dryer.

### FIRST FLOOR LANDING

With half staircase and doors giving access to:

### BEDROOM ONE

12'6" x 14'0" (3.83 x 4.29)

Two uPVC double glazed windows to the front elevation, coving to ceiling, radiator and door leading into:

### EN SUITE SHOWER ROOM

9'10" x 6'3" (3.00 x 1.93)

Three piece suite comprising w.c., hand basin mounted in vanity base unit, double shower cubicle, tile effect mermaid boarding to walls and spotlights to ceiling, uPVC double glazed window to the front elevation.

### BEDROOM TWO

12'5" x 13'10" (3.79 x 4.24)

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

## FAMILY BATHROOM

10'7" x 7'6" (3.25 x 2.30)

uPVC double glazed window to the side elevation, four piece suite comprising w.c., hand basin mounted in base vanity unit, panel sided bath and separate shower cubicle, chrome heated towel rail, tile effect mermaid boarding to the walls, inset spotlights to ceiling.

## BEDROOM

10'8" x 8'6" to maximum dimensions (3.26 x 2.60 to maximum dimensions)

uPVC double glazed window to the side elevation, radiator and original painted cast iron feature fireplace.

## BEDROOM

14'0" x 9'5" (4.28 x 2.89)

uPVC double glazed windows to the rear and side elevations, radiator, painted cast iron feature fire place, laminate flooring.

## SECOND FLOOR LANDING

With roof window and doors giving access to:

## BEDROOM

9'10" x 18'7" (3.00 x 5.67)

uPVC double glazed window to the side elevation and radiator, painted cast iron feature fire place.

## BEDROOM

12'6" x 9'8" (3.83 x 2.97)

uPVC double glazed window to the side elevation and radiator.

## EXTERNALLY

To the front of the property is a low maintenance garden with side gated access to the rear garden and path leading to the front door. The rear garden is mainly laid to lawn with shrubs, patio area, three outbuildings, side and rear gated access and driveway allowing off road parking for two vehicles, leading to the timber storage area in Dutch barn style.

## COUNCIL TAX

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

## TENURE - FREEHOLD



## Road Map



## Hybrid Map



## Terrain Map



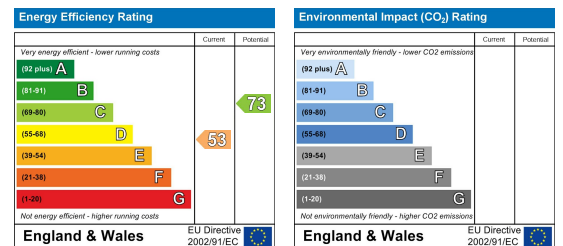
## Floor Plan



## 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.