

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Bob Rainsforth Way

Gainsborough, DN21 1ZS

Offers Over £220,000



Council Tax: B





# 60 Bob Rainsforth Way

Gainsborough, DN21 1ZS

Offers Over £220,000



## ACCOMMODATION

Composite double glazed Entrance door leading into:

## ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, radiator, laminate flooring and coving to ceiling. Door giving access to:

## LOUNGE

14'9" x 12'5" to maximum dimensions (4.52 x 3.80 to maximum dimensions)

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

## KITCHEN

16'0" x 9'10" (4.90 x 3.00)

uPVC double glazed French doors and window to the rear elevation, fitted kitchen comprising base, drawer and wall units with complementary work surface, integrated fridge and freezer, dishwasher, double oven, four ring gas hob with extractor over, inset sink and drainer with mixer tap, provision for automatic washing machine, radiator, laminate flooring, spotlights to ceiling and door giving access to:

## W.C.

5'4" x 3'3" (1.63 x 1.01)

Comprising w.c, pedestal wash hand basin, tiled flooring and heated towel rail.

## FIRST FLOOR LANDING

Loft access, radiator, access to linen cupboard and doors giving access to:

## MASTER BEDROOM

10'11" x 9'4" (3.33 x 2.85)

uPVC double glazed windows to the front elevation, radiator, fitted wardrobes with sliding doors and coving to ceiling. Door giving access to:

## EN SUITE SHOWER ROOM

6'9" x 6'4" (2.06 x 1.94)

uPVC double glazed window to the front elevation suite comprising w.c., pedestal wash hand basin and shower cubicle with mixer shower, tiling to both walls and flooring, chrome heated towel rail.

## BEDROOM TWO

19'2" x 9'4" (5.85 x 2.85)

uPVC double glazed window to the front elevation and two radiators.

## BEDROOM THREE

11'7" x 9'4" (3.54 x 2.86)

uPVC double glazed window to the rear elevation and radiator.

## FAMILY BATHROOM

6'5" x 5'5" (1.96 x 1.66)

uPVC double glazed window to the rear elevation, suite comprising w.c. pedestal wash hand basin and panel sided bath with mixer shower over, tiled walls and flooring and chrome heated towel rail, spotlights to ceiling.

## EXTERNALLY

To the front is a block paved driveway allowing off road parking leading to the integral single garage with light and power and pathway to the front entrance door. A further pathway leads to the side of the property to gated access and further access to

the enclosed rear garden which is mainly set to lawn.

### COUNCIL TAX

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

### TENURE - FREEHOLD

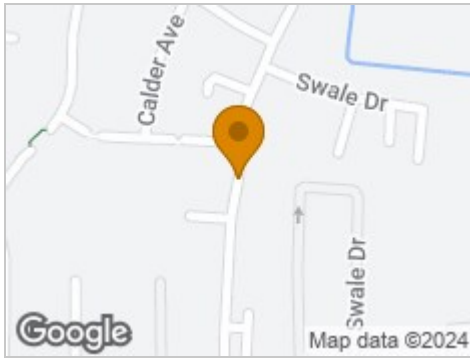
### AGENTS NOTE

We are advised that Section 102 is still awaiting completion, which relates to the drainage and Severn Trent. Potential purchasers should consult their Solicitor or Financial Advisor prior to offering.





## Road Map



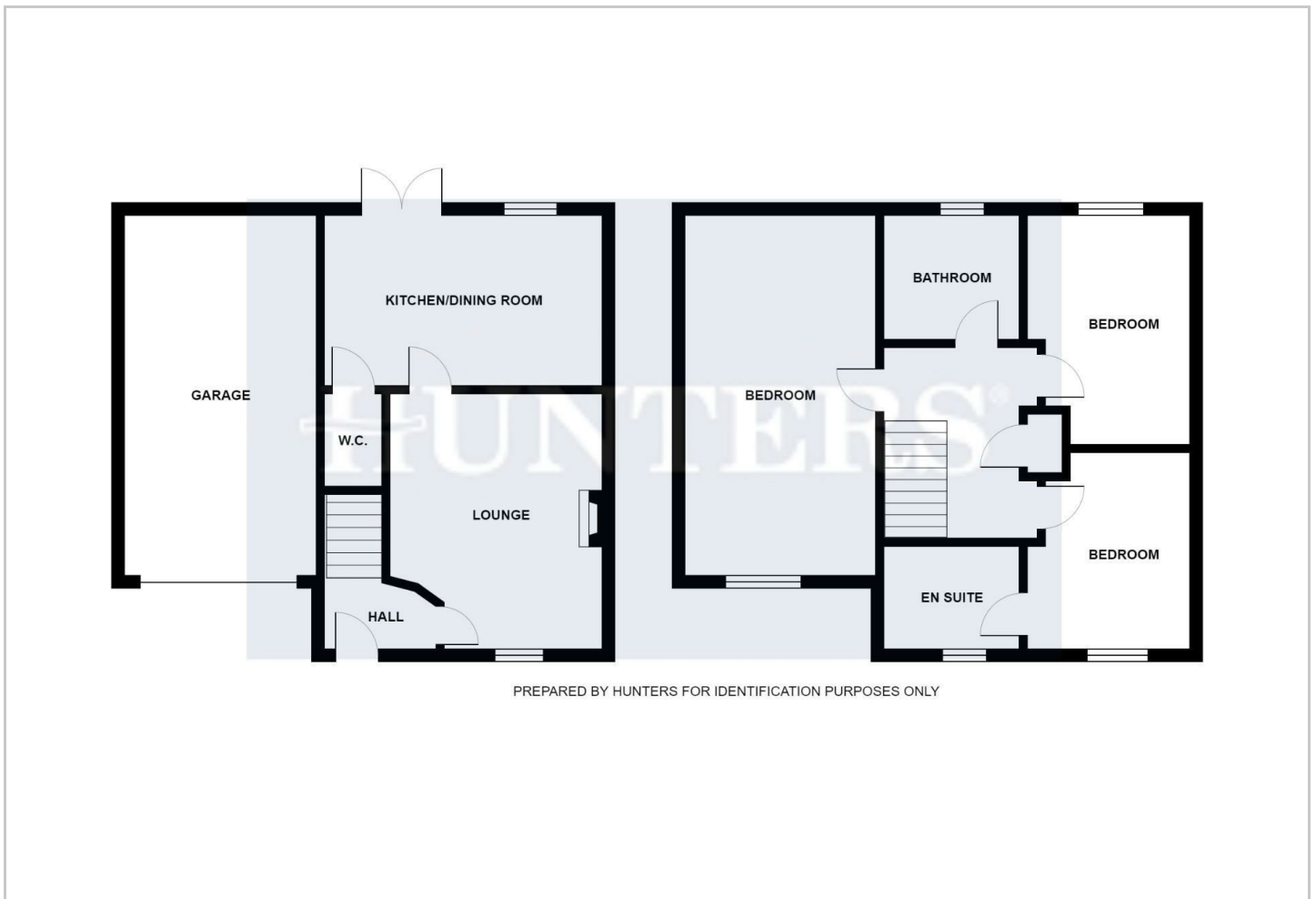
## Hybrid Map



## Terrain Map



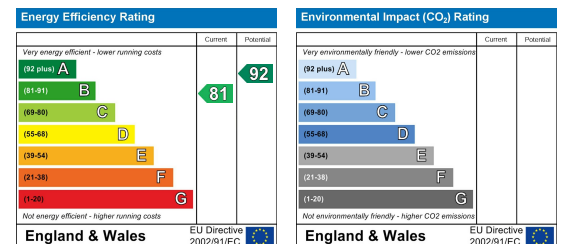
## Floor Plan



## 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.