



Linden Terrace

Gainsborough, DN21 1JQ

£65,000



A traditional constructed mid terrace house having undergone a scheme of renovation works throughout over the past eighteen months and offering well appointed and well presented family living accommodation over three floors and benefitting from gas fired central heating and double glazing. Accommodation comprising three double bedrooms, two reception rooms, kitchen, utility and family bathroom. The property will appeal to both owner occupiers and investors.



ACCOMMODATION

uPVC double glazed front entrance door leading into:

SITTING ROOM 11'11 x 10'11 (3.63m x 3.33m)

uPVC double glazed window to the front elevation, radiator, feature fireplace with electric fire, fitted cupboard housing the gas and electric meters. Doorway to:

DINING ROOM 10'0 x 10'11 (3.05m x 3.33m)

With uPVC double glazed window to the rear elevation, radiator, stairs rising to the first floor landing and further doorway to:

KITCHEN 6'4 x 5'9 (1.93m x 1.75m)

uPVC double glazed window to the side elevation fitted unit with complementary rolled edge work surface, tiled splash, inset stainless steel sink and drainer unit, space for electric cooker, range of fitted shelving and storage, further door to:

UTILITY

uPVC double glazed door to the rear of the property, wall mounted gas combination boiler, space and plumbing for automatic washing machine and further door to:

FAMILY BATHROOM

uPVC opaque glass window to the side elevation, radiator, suite comprising low level flush w.c., wash hand basin set into vanity unit, panel sided bath with thermostat shower over, tiled walls.

FIRST FLOOR LANDING

Exposed timber floorboards and doors giving access to:

MASTER BEDROOM 11'11 to maximum dimensions x 10'11 (3.63m to maximum dimensions x 3.33m)

uPVC double glazed window to the front elevation, radiator.

BEDROOM TWO/STUDY 9'3 x 9'11 (2.82m x 3.02m)

Continuation of the wooden floorboards, uPVC double glazed window to the rear elevation and radiator. Feature electric fireplace and door giving access to stairs leading to:

BEDROOM THREE 12'1 to maximum dimensions x 11'10 (3.68m to maximum dimensions x 3.61m)

Double glazed roof light window, radiator and feature fireplace with electric inset fire.

EXTERNALLY

To the rear of the property is an enclosed courtyard garden area with access to the rear service road.

COUNCIL TAX

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

TENURE - FREEHOLD

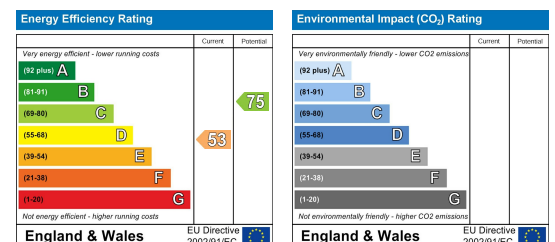
Area Map



Floor Plans



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.

124 Trinity Street, Gainsborough, DN21 1JD

Tel: 01427 616118 Email: Gainsborough@hunters.com <https://www.hunters.com>