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Woods Terrace

Gainsborough, DN21 2RP

Asking Price £95,000



We offer to the market a three bedroom semi detached house located in a popular residential area to the north side of the market town of Gainsborough which is well served with amenities including Marshalls Yard retail complex, leisure facilities, eateries and a number of well regarded schools. Accommodation briefly comprises Lounge Dining Room, Kitchen, downstairs family Bathroom and to the first floor are three Bedrooms. The property has gas fired central heating and UPVC double glazing.



ACCOMMODATION

uPVC double glazed entrance door leading into:

LOUNGE 11'10" x 11'4" with recess into doorway (3.63 x 3.46 with recess into doorway)

uPVC double glazed window to the front elevation, radiator, coving to ceiling, door giving access to under stairs storage area and double doors giving access into:

DINING ROOM 12'0" x 11'2" (3.68 x 3.42)

Double glazed window to the rear elevation, door access to stairs rising to the first floor accommodation, radiator and doorway leading into:

KITCHEN 11'5" x 6'11" (3.48 x 2.13)

Wooden glazed door to the side elevation and uPVC double glazed window, gloss finished fitted kitchen comprising base, drawer and wall units with complementary work surfaces, inset circular sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor over, radiator, space for fridge freezer. Door giving access to:

CONSERVATORY/ SUN ROOM 13'3" x 4'0" (4.06 x 1.23)

Constructed of uPVC double glazed range of windows and uPVC double glazed entrance door with sloped ceiling.

LOBBY AREA

Door giving access into:

BATHROOM 8'10" x 6'9" (2.71 x 2.08)

uPVC double glazed window to the side elevation, suite comprising w.c., pedestal wash hand basin and panel sided bath with electric shower over, part tiled walls, tiled flooring and radiator.

FIRST FLOOR LANDING

Doors giving access to:

MASTER BEDROOM 11'5" x 11'10" to maximum dimensions (3.48 x 3.63 to maximum dimensions)

uPVC double glazed window to the front elevation, radiator, coving to ceiling and range of fitted wardrobes.

BEDROOM 11'4" x 9'0" (3.46 x 2.75)

uPVC double glazed window to the rear elevation, radiator, laminate flooring and access to storage closet.

BEDROOM THREE 11'3" x 7'0" (3.45 x 2.14)

uPVC double glazed window to the side elevation, radiator and cupboard housing the wall mounted gas central heating boiler.

EXTERNALLY

The front entrance door is accessed via the pathway, side entrance gate leads into the enclosed rear garden which is mainly set to lawn with some hardstanding.

COUNCIL TAX

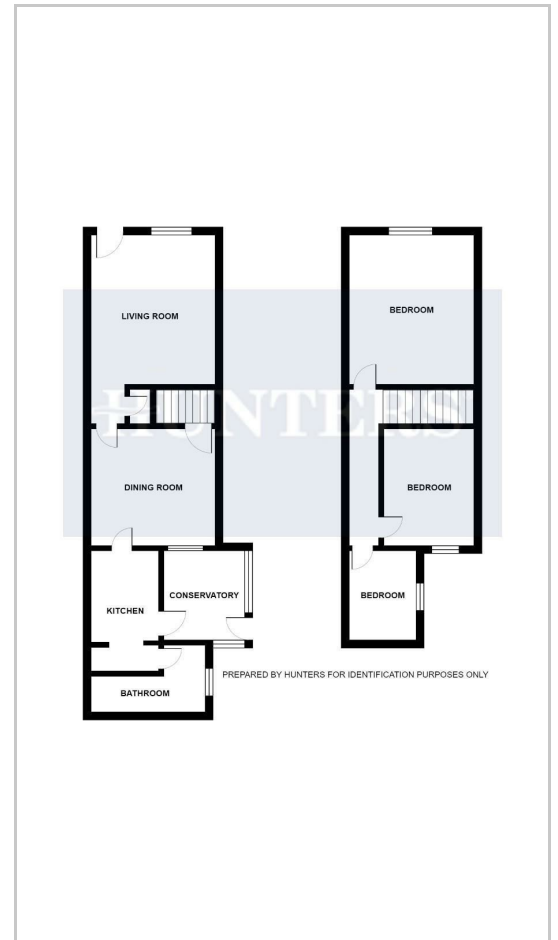
Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'A'

TENURE - FREEHOLD

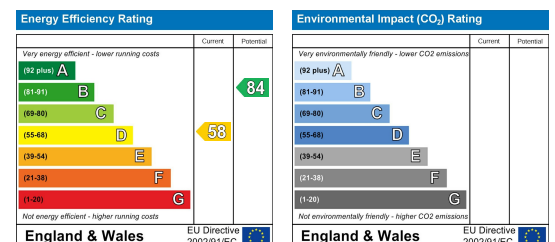
Area Map



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.

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