

# HUNTERS<sup>®</sup>

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## North Warren Road

Gainsborough, DN21 2TU

Asking Price £260,000



Council Tax: C



# Briar Vene North Warren Road

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## ACCOMMODATION

uPVC double glazed entrance door with side window leading into:

## ENTRANCE HALLWAY

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

## KITCHEN

16'9" x 8'5" (5.11 x 2.57)  
uPVC double glazed window to the rear elevation, fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric oven and microwave, four ring electric hob with extractor over, radiator, tiled flooring, spotlights to ceiling. Door giving access to:

## UTILITY ROOM

11'11" x 10'7" (3.64 x 3.25)  
uPVC double glazed window to the side elevation and uPVC double glazed entrance door to the other side, fitted base units with complementary work surface, inset stainless steel sink and drainer, tiled splashback, integrated dishwasher and provision for automatic washing machine, space for American style fridge freezer, wall mounted gas fired central heating boiler, tiled flooring and radiator. Door giving access to:

## REAR PORCH

10'7" x 9'8" (3.25 x 2.96)  
uPVC double glazed window to the rear elevation and uPVC double glazed entrance door with side window to the side elevation.

## LOUNGE

15'10" x 12'0" (4.84 x 3.66)  
Doorway from the Entrance Hallway.  
Double glazed patio doors to the front elevation and double glazed window to the side elevation, brick fireplace with electric fire feature and corner t.v. unit, laminate flooring, coving to ceiling and radiator. Opening giving access to:

## DINING AREA

10'11" x 10'2" (3.35 x 3.12)  
Also accessed from the Kitchen.  
uPVC double glazed window to the side elevation, radiator, laminate flooring and coving to ceiling.

## BATHROOM

8'10" x 8'3" (2.71 x 2.54)  
Two uPVC double glazed windows to the side elevation, three piece suite comprising w.c., hand basin mounted in base vanity unit and panel sided bath with shower attachment, fully tiled walls and flooring, radiator.

## DOWNSTAIRS BEDROOM

15'3" x 12'0" (4.65 x 3.67)  
uPVC double glazed window to the front elevation and radiator.

## FIRST FLOOR LANDING

Door giving access to useful storage cupboard and further doors giving access to:

## L SHAPED BEDROOM

17'0" x 15'8" to maximum dimensions (5.20 x 4.78 to maximum dimensions)  
uPVC double glazed window to the front elevation, radiator and door giving access to:

### EN SUITE SHOWER ROOM

6'1" x 5'8" (1.87 x 1.74)

Suite comprising w.c., hand basin and corner shower cubicle with mixer shower, fully tiled walls and flooring, spotlights to ceiling.

### BEDROOM

16'6" x 16'2" to maximum dimensions (5.04 x 4.95 to maximum dimensions)

uPVC double glazed window to the front elevation and radiator. Door giving access to:

### EN SUITE SHOWER ROOM

Three piece suite comprising w.c., handbasin and shower, tiled walls and flooring.

### EXTERNALLY

The property is accessed off North Warren Road via a driveway that leads up with the right hand bend leading to the off road parking for multiple vehicles with single brick built garage and further carport. The gardens lead to the side, front and other side extending down to the tree line, with pathways giving access around the property and to the entrance doors.

### COUNCIL TAX

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

### TENURE - FREEHOLD

### DIRECTIONS

Proceeding down North Warren Road from Roperly Road the driveway is located on the left hand side just after Warren Family Centre.



## Road Map



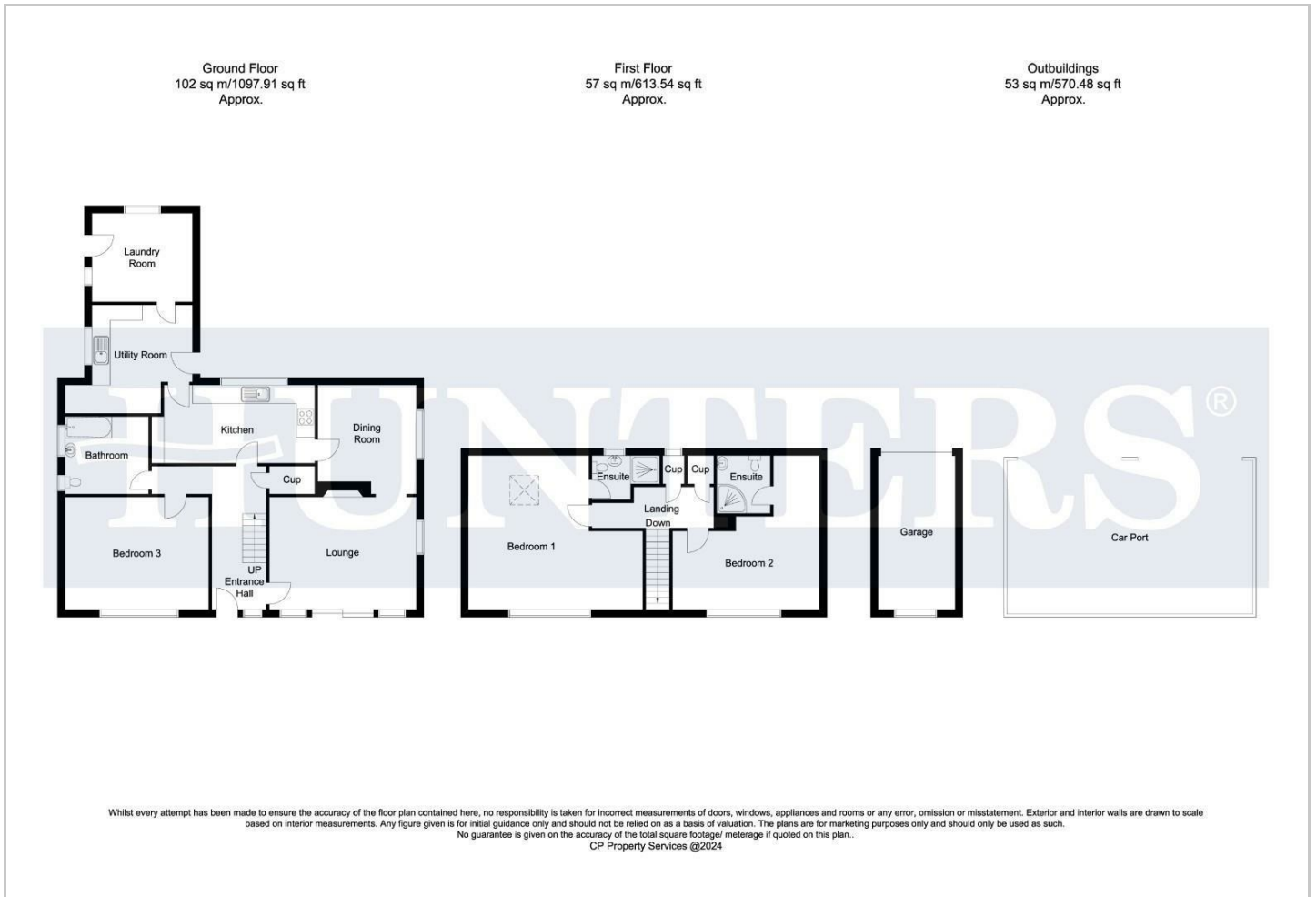
## Hybrid Map



## Terrain Map



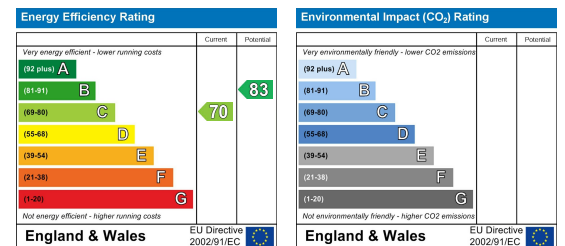
## Floor Plan



## 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.