

HUNTERS[®]

HERE TO GET *you* THERE



Sunningdale Way

Gainsborough, DN21 1FZ

Asking Price £295,000



Council Tax: C



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ACCOMMODATION

Composite entrance door leading into:

ENTRANCE HALLWAY

Stairs rising to the first floor accommodation, radiator and LVT flooring, Door giving access to:

LOUNGE

14'4" x 12'2" (4.38 x 3.73)

uPVC double glazed window to the front elevation, radiator, access to under stairs storage closet and opening leading into:

DINING ROOM

11'4" x 8'0" (3.46 x 2.46)

uPVC double glazed French doors to the rear elevation, flooring matching the hallway and radiator. Door gives access into:

BREAKFAST KITCHEN

11'4" x 10'7" (3.46 x 3.24)

Recently refitted gloss finished kitchen comprising base, drawer and wall units with complementary work surface, inset sink and drainer with mixer tap, two integrated electric ovens with four ring induction hob and extractor over, integrated fridge and freezer, tiled flooring and vertical radiator. Opening gives access into

UTILITY ROOM

7'3" x 5'1" (2.23 x 1.56)

uPVC double glazed window to the side elevation and composite double glazed entrance door to the rear giving access out to the enclosed garden being mainly set to lawn with planted borders and patio area, matching fitted base, larder and wall units with complementary work surface, provision for

automatic washing machine, space for dryer and tiled flooring continued from the kitchen. Door giving access to:

W.C.

5'0" x 3'10" (1.53 x 1.17)

uPVC double glazed window to the side elevation, hand basin mounted in base vanity unit, w.c. half tiled walls, tiled flooring and chrome towel rail.

FIRST FLOOR LANDING

Loft access, radiator and linen cupboard. Doors giving access to:

MASTER BEDROOM

11'9" x 9'8" to the front of the fitted wardrobes (3.59 x 2.95 to the front of the fitted wardrobes)

uPVC double glazed window to the rear elevation, radiator, fitted triple wardrobe with sliding doors and door giving access to:

EN SUITE SHOWER ROOM

6'6" x 4'4" (2.00 x 1.34)

uPVC double glazed window to the side elevation, suite comprising w.c., hand basin mounted in gloss finished base vanity unit, walk in double shower cubicle with mermaid boarding, tiled flooring and tiled walls, chrome heated towel rail.

BEDROOM

8'11" x 9'5" (2.73 x 2.89)

uPVC double glazed window to the front elevation and radiator.

BEDROOM TWO

12'7" x 8'6" (3.86 x 2.61)

uPVC double glazed window to the rear elevation, radiator, fitted double wardrobe with sliding doors and access to airing cupboard.

BEDROOM THREE

13'5" x 8'5" (4.11 x 2.57)

uPVC double glazed window to the front elevation and radiator.

FAMILY BATHROOM

6'4" x 6'2" (1.95 x 1.88)

uPVC double glazed window to the front elevation, suite comprising w.c., hand basin mounted in base vanity unit and L shaped bath with mixer shower over, fully tiled walls and flooring, chrome heated towel rail.

EXTERNALLY

To the front the driveway allows off road parking for multiple vehicles and leads to the front entrance door and the integral single Garage with up and over door, light and power and EV charging point mounted externally. The pathway leads to the enclosed rear garden which is mainly set to lawn with planted borders and slabbed patio area.

COUNCIL TAX

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

TENURE - FREEHOLD

AGENTS NOTE

The property benefits from solar panels which were installed in 2023 and are owned by the vendors, this generates an income which is deducted direct to the electric account for the property. The vendor has also fitted a air source heat pump with a 5 year warranty.

There is a management fee payable in respect of the green areas of approximagely £82.45 p.a.

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



Road Map



Hybrid Map



Terrain Map



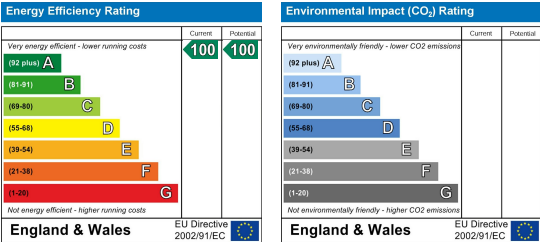
Floor Plan



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.