

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## High Street

East Ferry, DN21 3DZ

Asking Price £385,000



Council Tax: D





# The Gables High Street

East Ferry, DN21 3DZ

Asking Price £385,000



## ACCOMMODATION

uPVC double glazed French doors opening into:

### OPEN PLAN KITCHEN DINER

21'10" x 11'11" (6.66 x 3.64)

Two uPVC double glazed windows to the side elevation, fitted kitchen comprising base, drawer, wall and larder units with complementary work surfaces, tiled splashback, inset ceramic sink with mixer tap over, two integrated electric ovens and five ring induction hob with extractor over, integrated dishwasher and fridge freezer, breakfast bar, two radiators, inset spotlights to ceiling. Two doors one to the front and one to the rear giving access to Lounge. To the rear of the kitchen is access to under stairs storage area and opening into:

### UTILITY ROOM

9'0" x 5'4" (2.75 x 1.64)

uPVC double glazed windows to the rear and side elevation and double glazed composite entrance door to the rear leading out to the garden. Fitted base units with work surface and inset sink and drainer with mixer tap, tiled splashback and provision for automatic washing machine, inset spotlights to ceiling, double doors giving access into:

### SHOWER ROOM

11'9" x 5'8" to maximum dimensions (3.60 x 1.74 to maximum dimensions)

Two uPVC double glazed windows to the rear elevation, suite comprising w.c., hand basin mounted in base vanity unit and single shower cubicle with electric shower, part tiled and mermaid board walls, radiator and spotlights to ceiling.

## LOUNGE

26'9" x 15'8" to maximum dimensions (8.16 x 4.80 to maximum dimensions)

uPVC double glazed windows to both the front and side elevations, marble fireplace and hearth with surround and electric fire feature, two radiators, coving to ceiling, stairs rising to first floor accommodation.

### FIRST FLOOR LANDING

uPVC double glazed window to the rear elevation, loft access and doors allowing access to:

### BEDROOM THREE

13'8" x 12'0" (4.19 x 3.68)

uPVC double glazed window to the side elevation and radiator.

### BEDROOM FOUR

8'8" x 7'5" (2.65 x 2.28)

Currently used as an office.

uPVC double glazed window to the side elevation and radiator.

### BEDROOM TWO

14'1" x 8'9" (4.31 x 2.69)

uPVC double glazed window to the front elevation and radiator.

### MASTER BEDROOM

12'8" x 12'0" (3.88 x 3.68)

uPVC double glazed window to the front elevation and radiator.

### FAMILY BATHROOM

7'7" x 6'4" (2.32 x 1.95)

uPVC double glazed window to the front elevation,

suite comprising w.c., basin mounted on base vanity unit and panel sided bath with part mermaid boarded walls, chrome heated towel rail.

### EXTERNALLY

To the front the garden is mainly set to lawn and is enclosed by fencing with gated access and feature slabbed patio area. A driveway allows off road parking for multiple vehicles and the enclosed garden is mainly set to lawn with planted borders, decking feature to the rear garage/workshop with off road parking to the front and gated access.

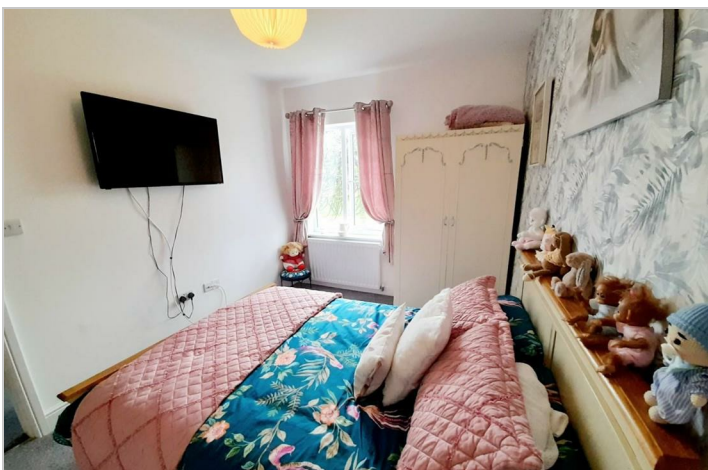
### COUNCIL TAX

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

### TENURE - FREEHOLD

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



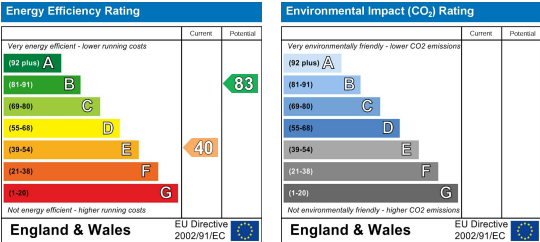
Floor Plan



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.