

# HUNTERS®

HERE TO GET *you* THERE



## Foxby Hill

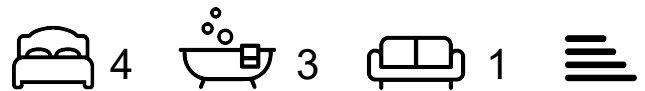
Gainsborough, DN21 1PN

Prices From £257,995

\*\*PRICES FROM\*\*

The four-Bedroom Hoveton is a family home that gives you all the room and flexibility you'll ever need. Off the central hallway is Lounge with bay window and at the other side, a stylish Kitchen/Diner with U-shaped Kitchen and Dining area with French doors. On the first floor are two double Bedrooms, one with En-suite and the other which could be a potential study area. There's a family Bathroom on this floor too. On the second floor are two more Bedrooms and another WC and shower.

Tenure: Freehold. Estate management fee: £160 pa.



## ROOM DIMENSIONS

### Ground Floor

- Kitchen / Dining - 2960mm x 4860mm or 9' 9" x 15' 11"
- Lounge - 3061mm x 4848mm or 10' 0" x 15' 11"
- WC - 900mm x 1673mm or 2' 11" x 5' 6"

### First Floor

- Bathroom - 2423mm x 1953mm or 7' 11" x 6' 5"
- Bedroom 1 - 2960mm x 3453mm or 9' 9" x 11' 4"
- Bedroom 2 - 3061mm X 4860mm or 10' 0" x 15' 11"
- En suite - 2960mm x 1315mm or 9' 9" x 4' 4"

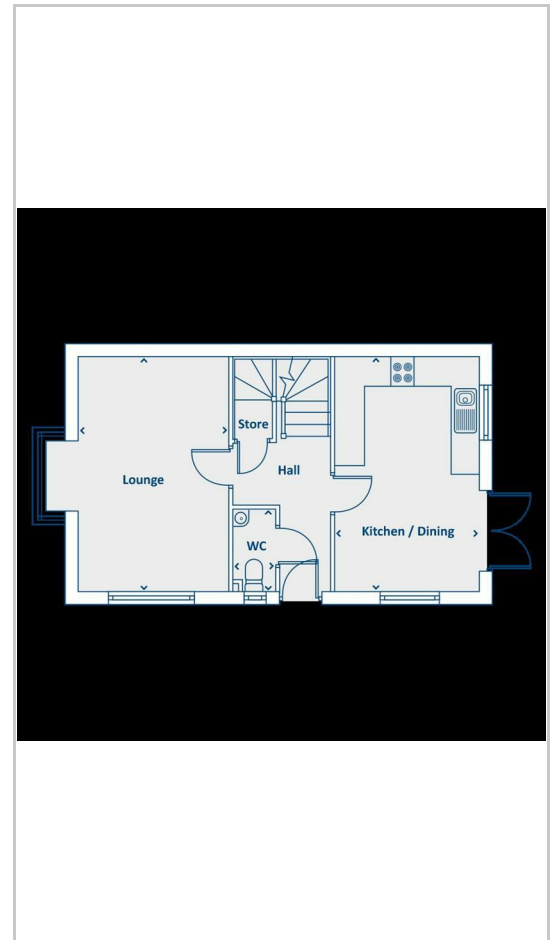
### Second Floor

- Bedroom 3 - 2960mm x 4053mm or 9' 9" x 13' 4"
- Bedroom 4 - 2597mm x 3310mm or 8' 6" x 10' 10"
- Shower - 2492mm x 1149mm or 8' 2" x 3' 9"

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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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