

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cromwell Avenue

Lea, Gainsborough, DN21 5HX

£250,000



Council Tax: D

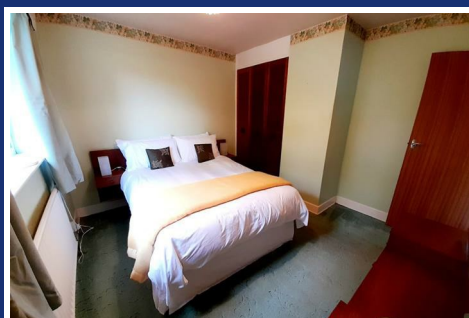




# 7 Cromwell Avenue

Lea, Gainsborough, DN21 5HX

£250,000



## ACCOMMODATION

uPVC double glazed entrance door and side window leading into:

### ENTRANCE HALLWAY

Stairs rising to first floor accommodation, useful storage cupboard, sliding doors giving access to:

### DOWNSTAIRS CLOAKROOM

7'8" x 2'8" (2.35 x 0.83)

Wooden single glazed window to the front elevation, suite comprising low level w.c. and pedestal wash hand basin with splashback and radiator.

### DINING AREA

10'7" x 8'7" (3.24 x 2.63)

uPVC double glazed windows to the side and rear elevation, radiator and coving to ceiling, opening giving access into:

### LOUNGE

21'10" x 12'10" (6.68 x 3.93)

uPVC double glazed window to the front elevation with radiator below, uPVC double glazed patio doors to the rear elevation giving access out to the enclosed rear garden, further radiator and coving to ceiling.

### KITCHEN

10'11" x 10'7" (3.34 x 3.23)

uPVC double glazed window to the rear elevation and single glazed wooden door leading out to the side passage. Fitted kitchen comprising base and drawer units with complementary work surface, tiled splashbacks, inset stainless steel double sink and drainer with mixer tap over, space for cooker and appliances including automatic washing machine,

space for fridge freezer, radiator, coving to ceiling and wall mounted gas fired central heating boiler. Door gives access to under stairs Pantry with useful shelving.

### FIRST FLOOR LANDING

uPVC double glazed window to the front elevation, radiator, loft access and airing cupboard. Doors giving access to:

### MASTER BEDROOM

14'6" x 10'7" (4.43 x 3.24)

uPVC double glazed window to the rear elevation and radiator.

### BEDROOM

10'11" x 10'8" (3.34 x 3.26)

uPVC double glazed window to the rear elevation, radiator and built in wardrobes.

### BEDROOM

11'7" x 11'0" with recess into doorway (3.54 x 3.37 with recess into doorway)

uPVC double glazed window to the front elevation, radiator and built in double wardrobe.

### SHOWER ROOM

7'5" x 5'7" (2.27 x 1.72)

Wooden single glazed window to the rear elevation and suite comprising w.c., pedestal wash hand basin and walk in double shower cubicle with electric shower and tiled walls, radiator and coving to ceiling.

### EXTERNALLY

To the front the driveway offers off road parking for multiple vehicles leading to the single Garage with

light and power. The front garden is mainly laid to lawn with planted borders and pathways giving access to the enclosed rear garden which is mainly set to lawn with mature planted borders and patio area.

### COUNCIL TAX

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

### TENURE - FREEHOLD





## Road Map



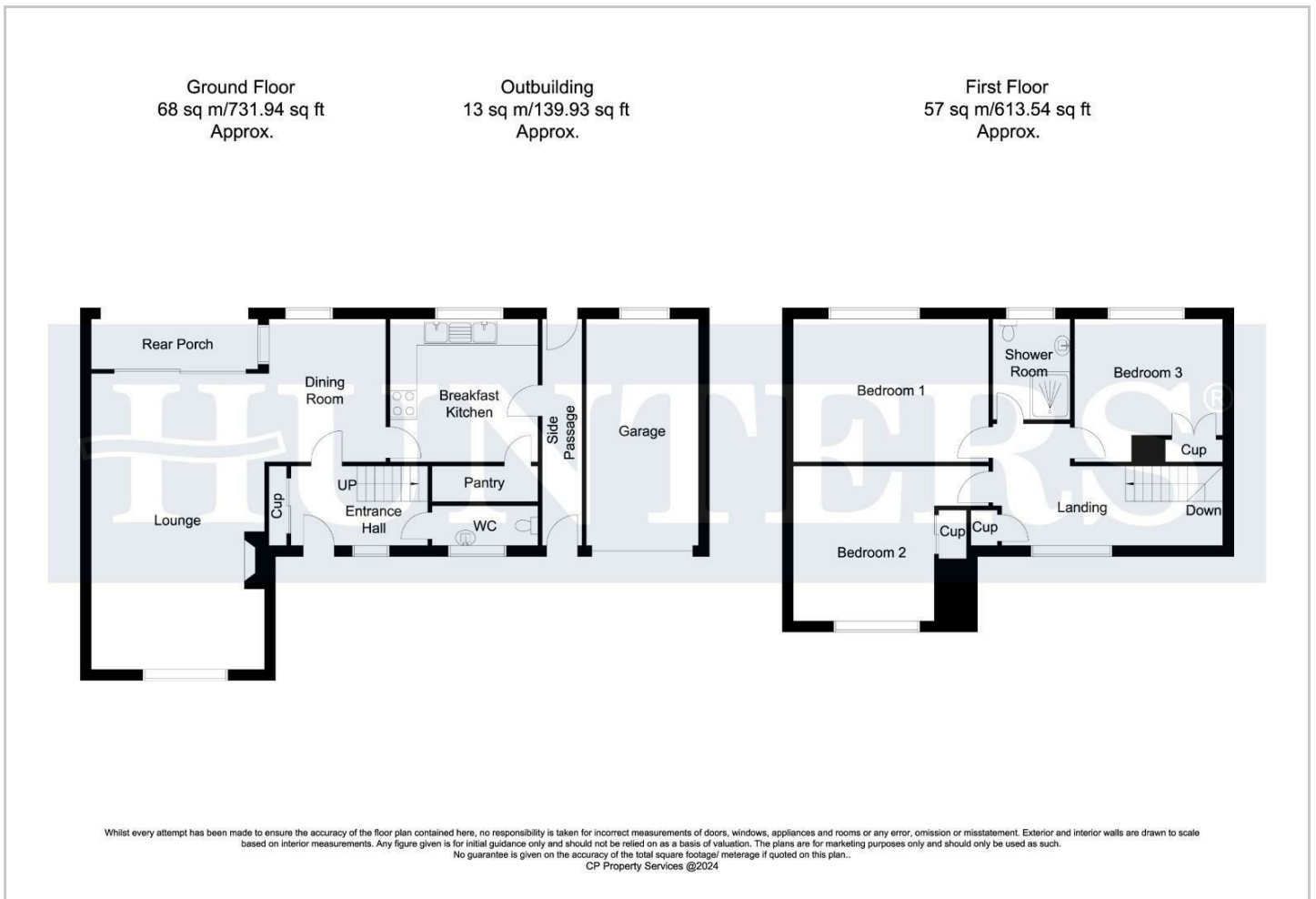
## Hybrid Map



## Terrain Map



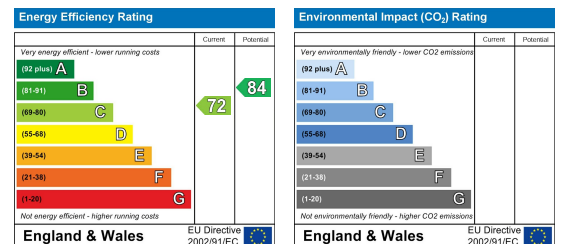
## Floor Plan



## 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.