

HUNTERS[®]

HERE TO GET *you* THERE



Claremont Road

Gainsborough, DN21 1QW

Asking Price £190,000



Council Tax: B



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ACCOMMODATION

uPVC double glazed entrance door with side window leading into:

ENTRANCE HALLWAY

Radiator, useful built in storage cupboard, doors giving access to:

KITCHEN

16'2" x 8'4" (4.94 x 2.55)

uPVC double glazed window to the rear elevation and uPVC double glazed entrance door to the side elevation, fitted kitchen comprising base, drawer and wall units with complementary work surfaces, tiled splashback and stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor over, provision for automatic washing machine, space for fridge freezer, floor mounted gas fired central heating boiler, built in storage cupboard and radiator.

LOUNGE

21'7" x 10'9" (6.60 x 3.29)

uPVC double glazed windows to both the front and rear elevations, two radiators, wall mounted open front gas fire, coving to ceiling. Door leading into:

HALLWAY

Loft access and doors in turn leading into:

BEDROOM ONE

12'4" x 9'11" (3.76 x 3.03)

uPVC double glazed window to the front elevation and radiator.

BEDROOM TWO

10'9" x 9'7" (3.30 x 2.94)

uPVC double glazed window to the rear elevation and radiator.

BATHROOM

6'6" x 5'4" (2.00 x 1.63)

uPVC double glazed window to the rear elevation, suite comprising low level w.c. pedestal wash hand basin and panel sided bath with tiled splashbacks and electric shower over, radiator.

EXTERNALLY

To the front is a gated driveway allowing off road parking for multiple vehicles leading to the attached single Garage with electric door, light and power (4.89 x 2.59). The front garden is set with low maintenance gravel with well stocked planted borders and pathway leading to the front entrance door and to the rear garden. The enclosed rear garden is mainly laid to lawn with mature planted borders.

COUNCIL TAX

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

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



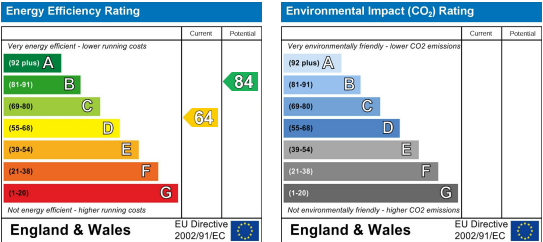
Floor Plan



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.