

HUNTERS®

HERE TO GET *you* THERE



Sunningdale Way

Gainsborough, DN21 1JE

Offers In Excess Of £155,000



Council Tax: A



156 Sunningdale Way

Gainsborough, DN21 1JE

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ACCOMMODATION

Composite double glazed entrance door leading into:

ENTRANCE HALLWAY

Radiator and doors giving access to:

W.C.

5'9" x 2'9" (1.76 x 0.86)

uPVC double glazed window to the front elevation, w.c., pedestal wash hand basin with tiled splashback and radiator.

LOUNGE

17'7" x 15'1" to its maximum dimensions (5.37 x 4.60 to its maximum dimensions)

uPVC double glazed window to the front elevation, radiator, marble effect fireplace and hearth with electric fire feature, second radiator and stairs rising to first floor accommodation.

KITCHEN DINER

14'11" x 9'0" (4.56 x 2.75)

uPVC double glazed window to the rear elevation and bi-fold doors giving access out to the patio and garden area beyond, fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashbacks, inset sink and drainer with mixer tap, integrated fridge freezer, double oven with microwave, wine cooler, dishwasher and provision for automatic washing machine, four ring gas hob with extractor over, vertical radiator, spotlights to ceiling, door giving access to under stairs storage area.

FIRST FLOOR LANDING

Loft access, airing cupboard and doors giving access to:

MASTER BEDROOM

11'8" x 8'4" (3.57 x 2.56)

uPVC double glazed window to the front elevation, radiator, fitted double wardrobe and door giving access to:

EN SUITE SHOWER ROOM

8'2" x 4'5" to maximum dimensions (2.50 x 1.35 to maximum dimensions)

Suite comprising w.c., hand basin mounted in base vanity unit and shower cubicle, heated towel rail, tiled flooring and walls.

BEDROOM TWO

10'2" x 8'4" to maximum dimensions (3.12 x 2.55 to maximum dimensions)

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

BEDROOM THREE

8'8" x 6'1" (2.66 x 1.87)

Currently used as a Dressing Room.

uPVC double glazed window to the front elevation and radiator.

SHOWER ROOM

6'2" x 5'6" (1.90 x 1.70)

uPVC double glazed window to the rear elevation, suite comprising w.c., hand basin mounted in base vanity unit and shower cubicle, spotlights to ceiling.

EXTERNALLY

To the front is a low maintenance buffer garden with pathway leading to the front entrance door and to the rear the enclosed garden with gated access features patio area, astroturf area beyond with raised planting area. The property also has an allocated parking space.

COUNCIL TAX

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

TENURE - LEASEHOLD

155 years from 1 January 2006.
Ground Rent - £140.00 per annum - payable 2024
Service Charge - £60.00 per annum - payable 2024



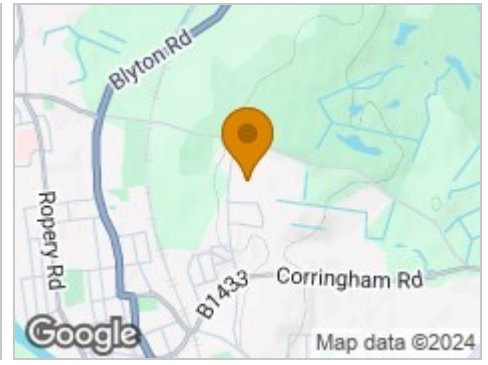
Road Map



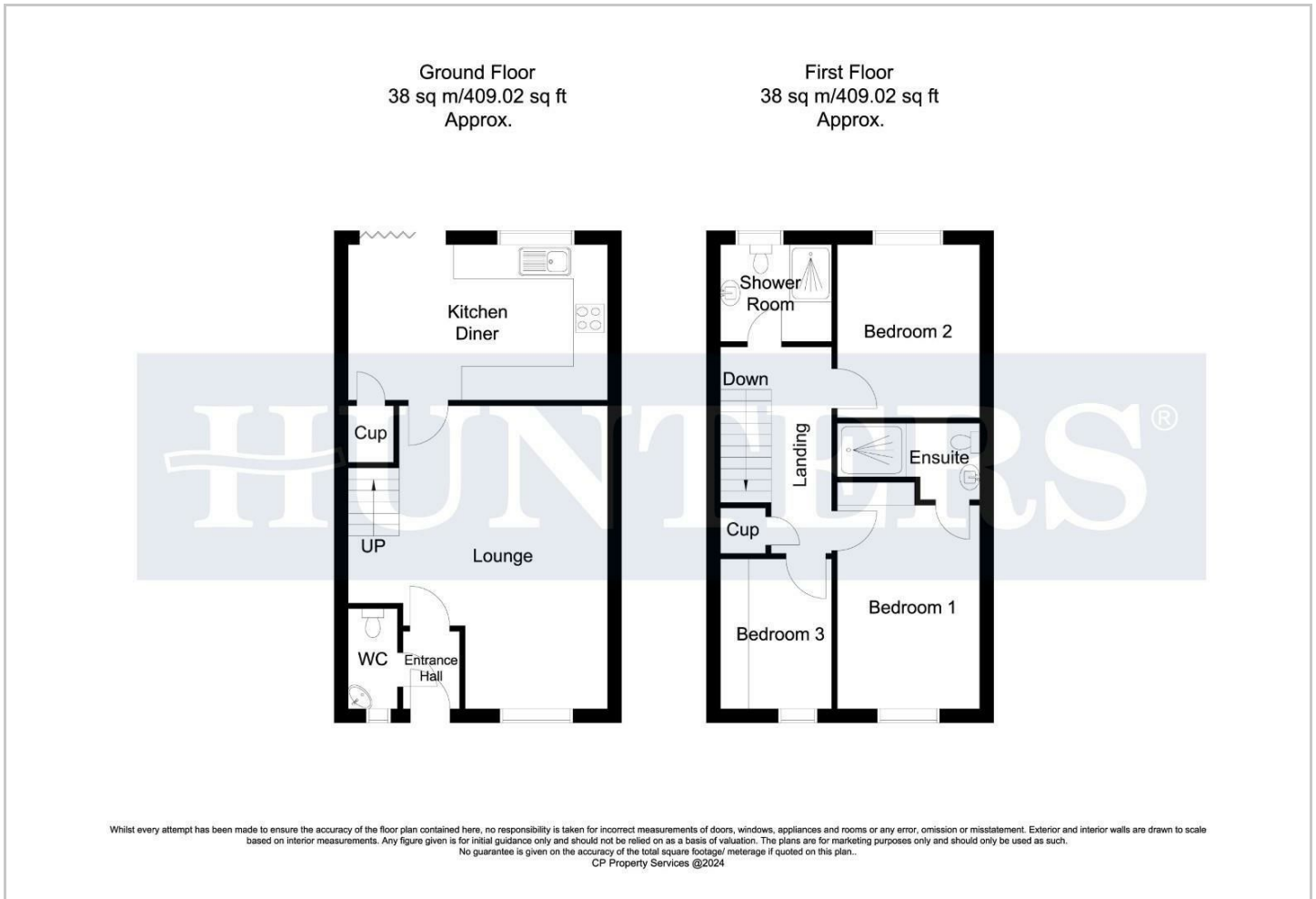
Hybrid Map



Terrain Map



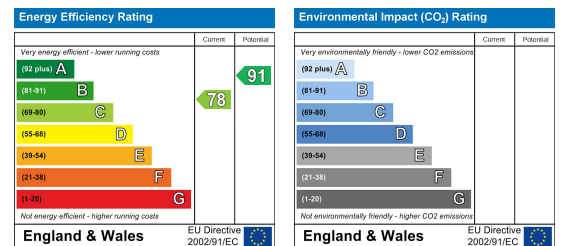
Floor Plan



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.