

HUNTERS[®]

HERE TO GET *you* THERE



Ropery Road

Gainsborough, DN21 2NT

£140,000



Council Tax: A



174 Ropery Road

Gainsborough, DN21 2NT

£140,000



ACCOMMODATION

uPVC double glazed entrance door leading into Storm Porch with glazed wooden door with side windows into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation with storage under, radiator and doors giving access to:

DINING ROOM

14'5" x 11'6" (4.40 x 3.51)

uPVC double glazed window to the rear elevation, radiator and coving to ceiling. sliding glazed door giving access into:

LOUNGE

13'8" x 11'6" to maximum dimensions (4.17 x 3.52 to maximum dimensions)

uPVC double glazed bay window to the front elevation with radiator.

KITCHEN

19'4" x 6'10" to maximum dimensions (5.90 x 2.09 to maximum dimensions)

uPVC double glazed window to either side elevation and uPVC double glazed entrance door to the side elevation leading out to the garden. Fitted kitchen comprising base, drawer, wall and display units with complementary work surface, tiled splashback, inset stainless steel sink and drainer, space for cooker, provision for automatic washing machine and further space for fridge freezer, radiator.

FIRST FLOOR LANDING

uPVC double glazed window to the side elevation, loft access and doors giving access to:

BEDROOM ONE

14'3" x 9'6" (4.36 x 2.92)

uPVC double glazed window to the rear elevation, radiator, fitted wardrobes.

BEDROOM TWO

11'4" x 10'1" (3.47 x 3.08)

uPVC double glazed window to the front elevation and radiator.

BEDROOM THREE

8'0" x 6'11" (2.46 x 2.12)

uPVC double glazed window to the front elevation, radiator and laminate flooring.

BATHROOM

7'5" x 6'1" (2.27 x 1.87)

uPVC double glazed window to the rear elevation, suite comprising w.c., wash hand basin, panel sided bath with mixer shower over, tiled walls, radiator and storage cupboard housing gas fired central heating boiler.

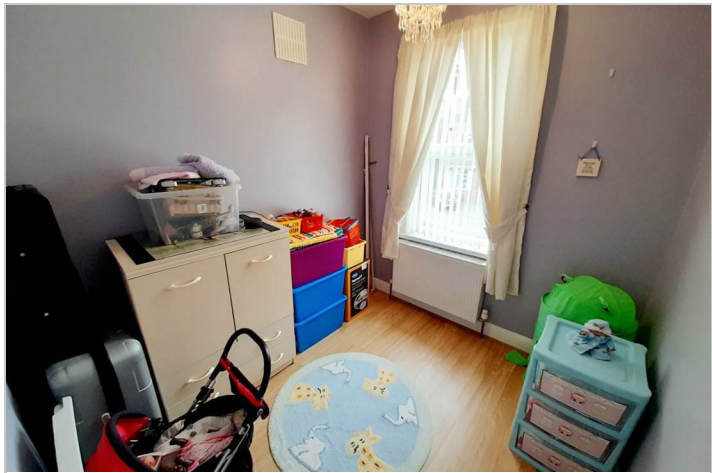
EXTERNALLY

To the front is a block driveway allowing off road parking and leading to the front entrance door with pathways to the side of the property leading to the rear garden being enclosed and mainly set to lawn with patio area and well stocked planted borders.

COUNCIL TAX

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

TENURE - FREEHOLD



Road Map



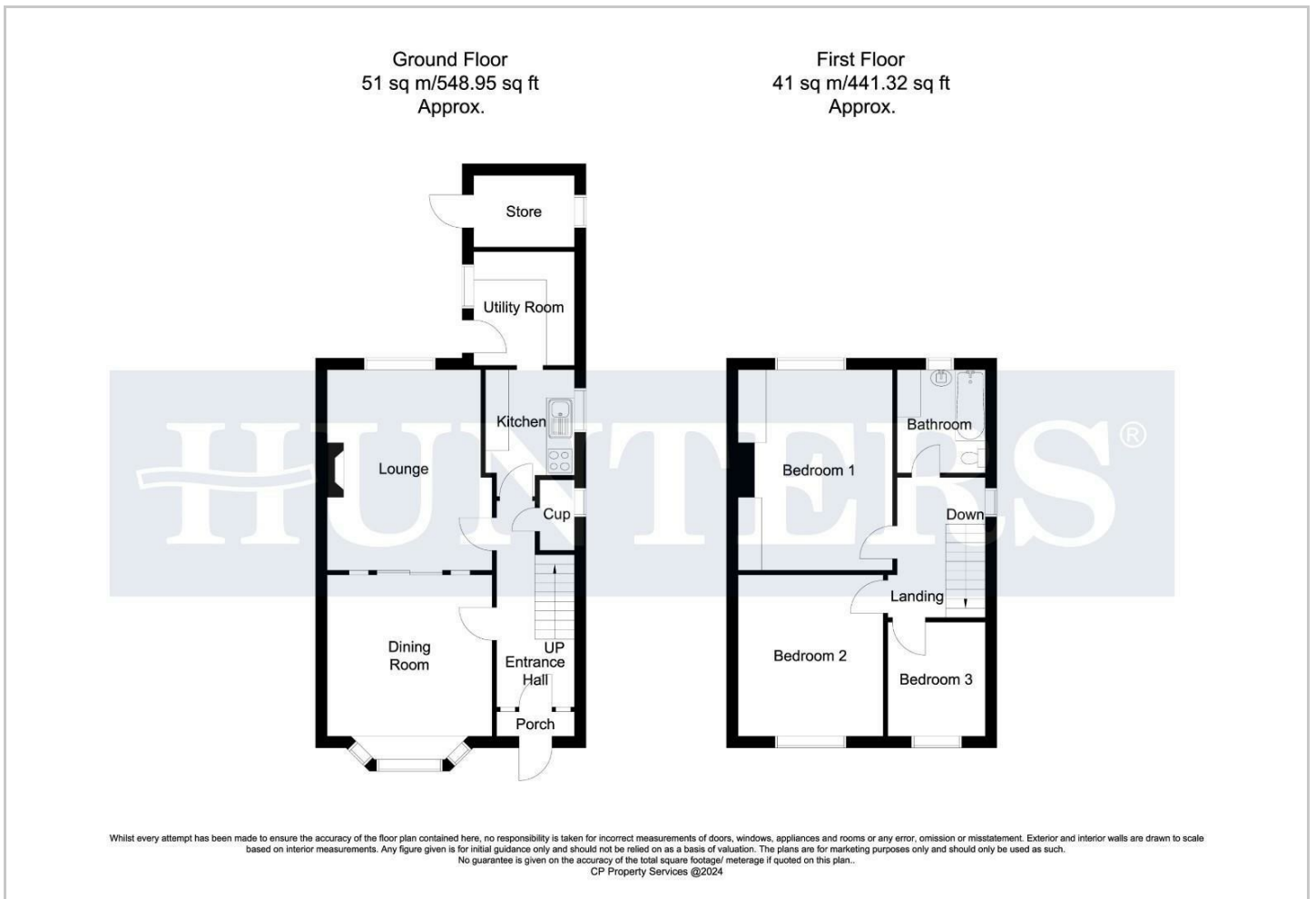
Hybrid Map



Terrain Map



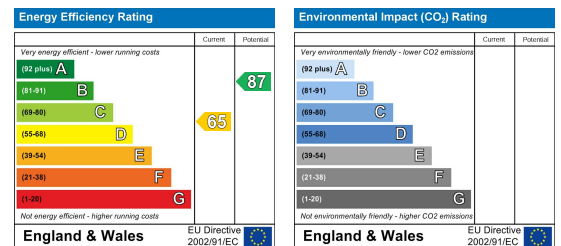
Floor Plan



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.