

# HUNTERS<sup>®</sup>

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## Morton Terrace

Gainsborough, DN21 2RQ

Asking Price £350,000



Council Tax: D



# 30 Morton Terrace

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## Accommodation:

UPVC double glazed entrance door with side window and transom window into:

## Entrance Hallway:

Stairs leading to first floor accommodation, decorative UPVC double glazed window to the side elevation, radiator, doors giving access to:

## Lounge:

15'7" x 13'11" (not including recess of bay window (4.75m x 4.25m (not including recess of bay window))

UPVC double glazed bay window to the front elevation and second UPVC double glazed window to the side elevation. Marble fireplace and hearth with wooden surround and mantle and inset open fronted gas fire. Two radiators, picture rail and coving to ceiling. Doorway from hallway into:

## Sitting Room:

16'5" x 12'5" (5.02m x 3.81m)

UPVC double glazed window to the front elevation and UPVC double glazed French doors with transom window to the rear elevation (giving access out to the patio area and lawned garden beyond) brick built fireplace with tiled hearth having a gas fire, two radiators and coving to ceiling. Doorway from hallway into:

## Dining Room:

13'7" x 9'6" (maximum dimensions) (4.15m x 2.91m (maximum dimensions))

Two UPVC double glazed windows to the side elevation, radiator and fitted cabinet. Door giving access to:

## Breakfast Kitchen:

14'0" x 12'11" (4.29m x 3.94m)

UPVC double glazed windows to both the rear and side elevation and UPVC double glazed entrance door to the side elevation. Fitted kitchen comprising of base, drawer and wall units with complimentary worksurfaces, breakfast bar, inset double stainless steel sink and drainer, space for range style cooker, fridge freezer and provision for automatic washing machine and dishwasher, radiator and inset spotlights to ceiling.

## Downstairs WC:

UPVC double glazed window to the side elevation, corner handbasin with tile splashbacks and low-level WC, built-in cupboard housing hot water cylinder and gas fired central heating boiler.

## First floor landing:

UPVC double glazed window to the side elevation, range of fitted storage cupboards with overhead locker cupboards and doors giving access to:

## Master Bedroom:

15'5" x 14'0" (4.72m x 4.29m)

UPVC double glazed windows to both the front and side elevation, radiator, picture rail and coving to ceiling.

## Bedroom Two:

16'6" x 12'5" (5.05m x 3.80m)

UPVC double glazed windows to both front and rear elevation, radiator.

## Bedroom Three

14'1" x 12'11" (4.31m x 3.94m)

UPVC double glazed window to the rear elevation and radiator.

### Bedroom Four:

10'4" x 7'6" (3.16m x 2.30m)

Currently used as a study. UPVC double glazed window to the side elevation, radiator and access to the loft space.

### Family bathroom

10'4" x 8'10" (3.15m x 2.70m)

UPVC double glazed window to the side elevation, four piece bathroom suite comprising: WC, handbasin in vanity unit, corner bath and separate walk-in shower cubicle, tiling to the walls, radiator and chrome heated towel rail and inset spotlights to ceiling.

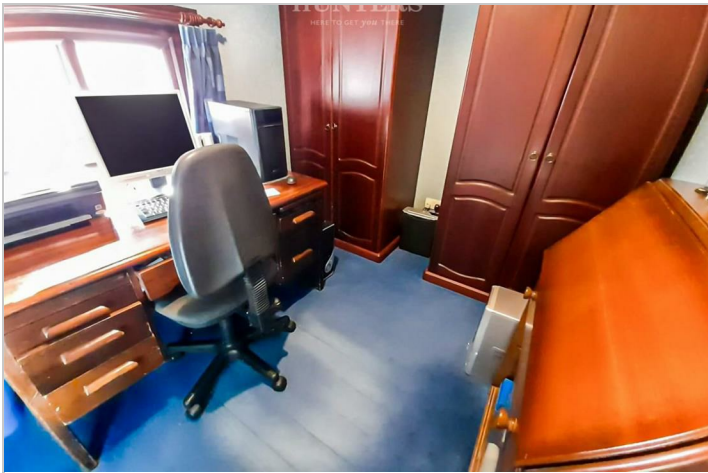
### Externally:

To the front is a wall driveway allowing off-road parking for multiple vehicles leading to a single brick built garage and gated access to the rear garden which is divided into patio feature lawn and well-stocked borders.

### 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



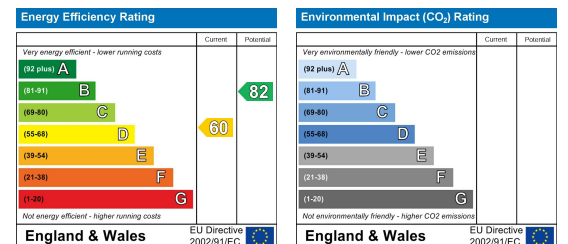
## Floor Plan



## 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.