

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Gainsborough Road

Lea, Gainsborough, DN21 5JJ

£280,000



Council Tax: C



# 83 Gainsborough Road

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£280,000



## ACCOMMODATION

Composite double glazed entrance door leading into:

### ENTRANCE HALLWAY

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

### LOUNGE

21'3" x 12'9" to maximum dimensions (6.50 x 3.90 to maximum dimensions)

uPVC double glazed window to the front elevation and uPVC double glazed French doors to the rear elevation, two radiators, fireplace housing multi fuel stove.

### DINING ROOM

11'10" x 10'11" with recess into bow window (3.62 x 3.34 with recess into bow window)

uPVC double glazed bow window to the front elevation, radiator, shelving into alcove and opening leading into:

### KITCHEN

15'1" x 10'11" (4.62 x 3.34)

uPVC double glazed windows to both the rear and side elevation and uPVC double glazed entrance door to the rear elevation giving access out to the extended garden. Gloss finished fitted kitchen comprising base, drawer and wall units with complementary work surface, integrated double oven and induction hob to central island, integrated fridge and freezer, automatic washing machine and dishwasher, inset spotlights to ceiling and access to under stairs storage area.

### FIRST FLOOR LANDING

With seating area, radiator and uPVC double glazed window to the rear elevation overlooking the garden.

## MASTER BEDROOM

13'3" x 12'9" (4.06 x 3.90)

uPVC double glazed window to the front elevation, radiator, loft access and door giving access into storage cupboard.

## BEDROOM TWO

11'11" x 11'1" (3.64 x 3.40)

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

## BEDROOM THREE

12'2" x 7'1" (3.72 x 2.17)

uPVC double glazed window to the rear elevation and radiator.

## FAMILY BATHROOM

10'9" x 7'2" (3.29 x 2.19)

uPVC double glazed window to the rear elevation, four piece bathroom suite comprising w.c., hand basin mounted on vanity unit, bath and separate double shower cubicle with tiled wall, heated towel rail and spotlights to ceiling.

## EXTERNALLY

To the front is a driveway allowing off road parking for multiple vehicles and garden mainly set to lawn. The driveway leads to a brick built Garage with storage area to rear and extended lawn garden beyond with space for shed.

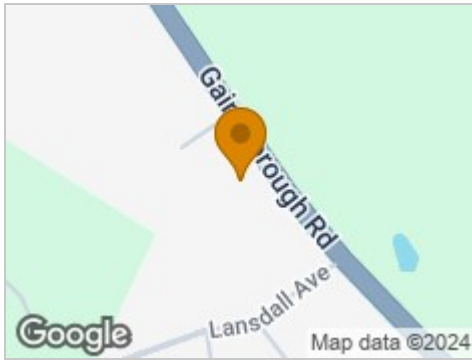
## COUNCIL TAX

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

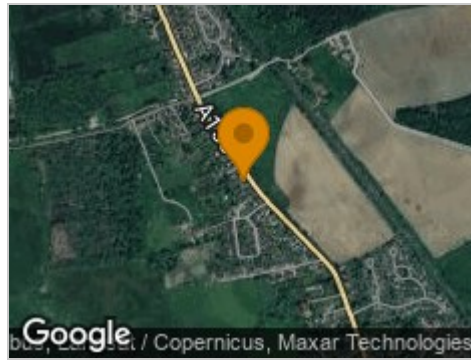
## TENURE - FREEHOLD



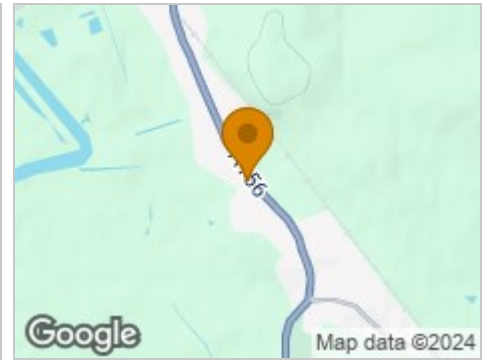
## Road Map



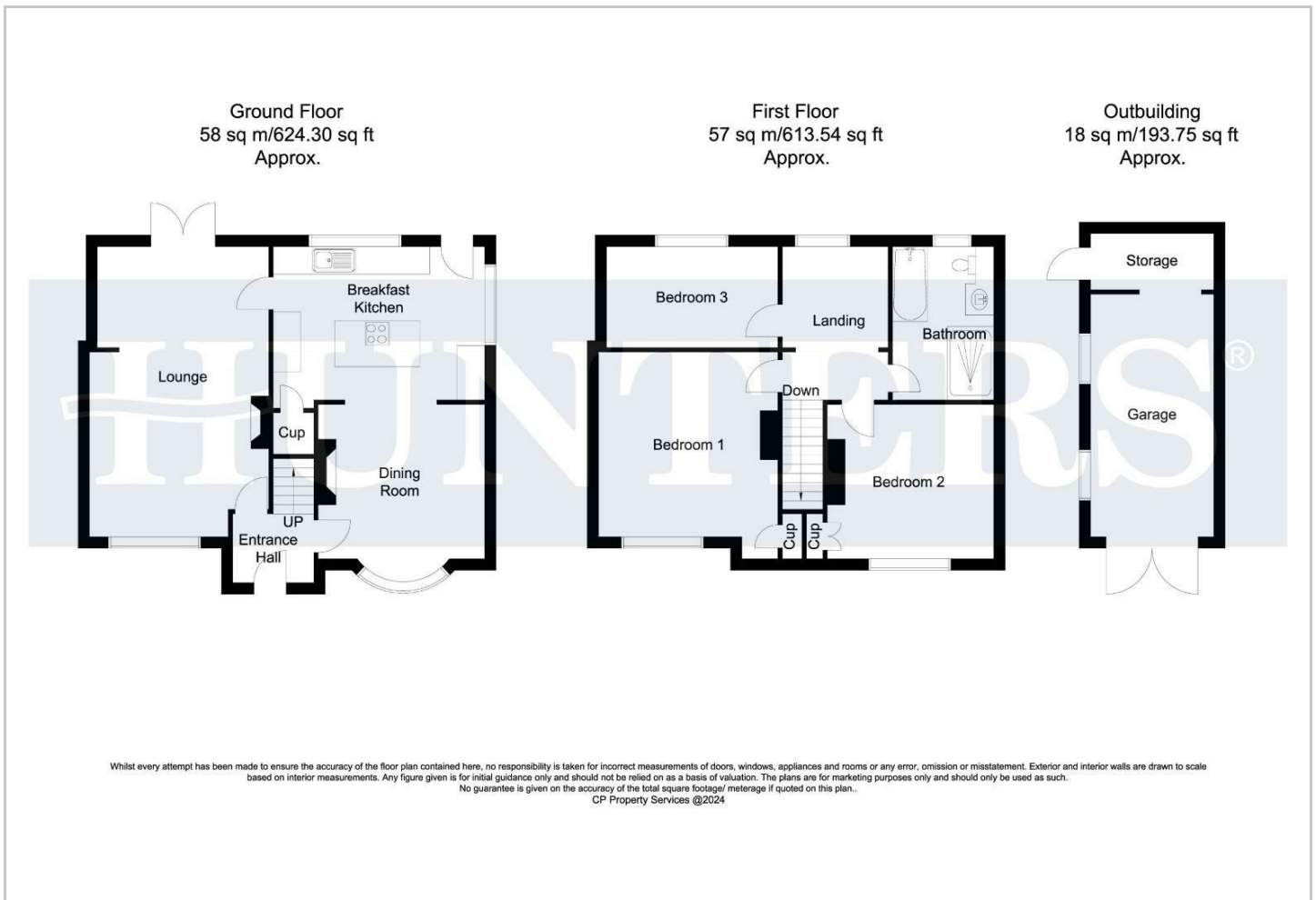
## Hybrid Map



## Terrain Map



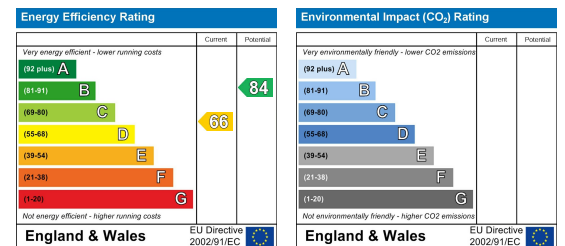
## Floor Plan



## 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.