

HUNTERS[®]

HERE TO GET *you* THERE



Ling Drive

Gainsborough, DN21 1GT

Asking Price £175,000



Council Tax: B



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ACCOMMODATION

Double glazed composite entrance door leading into:

ENTRANCE HALLWAY

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

DOWNSTAIRS W.C.

5'10" x 3'0" (1.78m x 0.93m)

Suite comprising w.c., hand basin with splashbacks and radiator.

L SHAPED KITCHEN DINER

15'2" x 16'2" to maximum dimensions (4.63m x 4.93m to maximum dimensions)

uPVC double glazed window to the rear elevation and uPVC double glazed French doors giving access out to the enclosed rear garden. Fitted kitchen comprising base, drawer and wall units with complementary worksurface, tiled splashbacks, inset stainless steel sink and drainer with mixer tap over, integrated electric oven, five ring gas hob with extractor over, provision for automatic washing machine, space for dryer and fridge freezer, coving to ceiling.

FIRST FLOOR LANDING

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

LOUNGE

16'1" x 12'11" to maximum dimensions (4.92m x 3.96m to maximum dimensions)

uPVC double glazed windows to the front elevation, two radiators and coving to ceiling.

BEDROOM TWO

12'9" x 9'3" (3.90m x 2.83m)

uPVC double glazed window to the rear elevation and radiator.

FAMILY BATHROOM

6'9" x 6'0" (2.07m x 1.85m)

uPVC double glazed window to the rear elevation, three piece suite comprising w.c., pedestal wash hand basin panel sided bath with mixer shower over, tiled splashbacks, heated towel rail and inset spotlights to ceiling.

SECOND FLOOR LANDING

With velux window and doors giving access to:

MASTER BEDROOM

14'0" x 12'0" (4.27m x 3.67m)

uPVC double glazed window to the front elevation, radiator, loft access, linen cupboard and door giving access to:

EN SUITE SHOWER ROOM

7'2" x 3'9" (2.19m x 1.15m)

Three piece suite comprising w.c., hand wash basin and single shower cubicle, part tiled walls and heated towel rail.

BEDROOM THREE

9'6" x 8'8" (2.92m x 2.66m)

Double glazed velux window and radiator.

EXTERNALLY

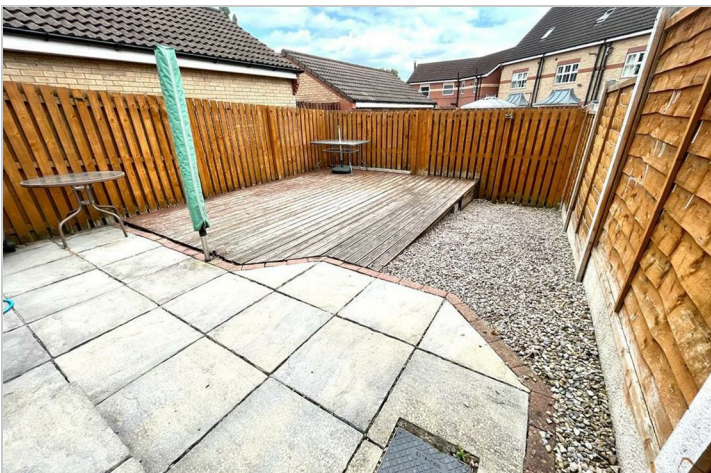
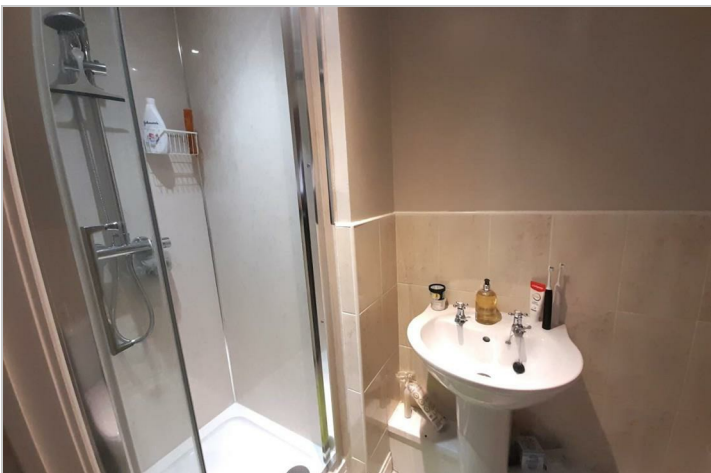
To the front is a block paved driveway with off road parking for multiple vehicles leading to the integral single Garage with roller door, light and power. The enclosed rear garden is divided into low

maintenance patio area and decking feature and is fence lined.

COUNCIL TAX

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

TENURE - FREEHOLD



Road Map



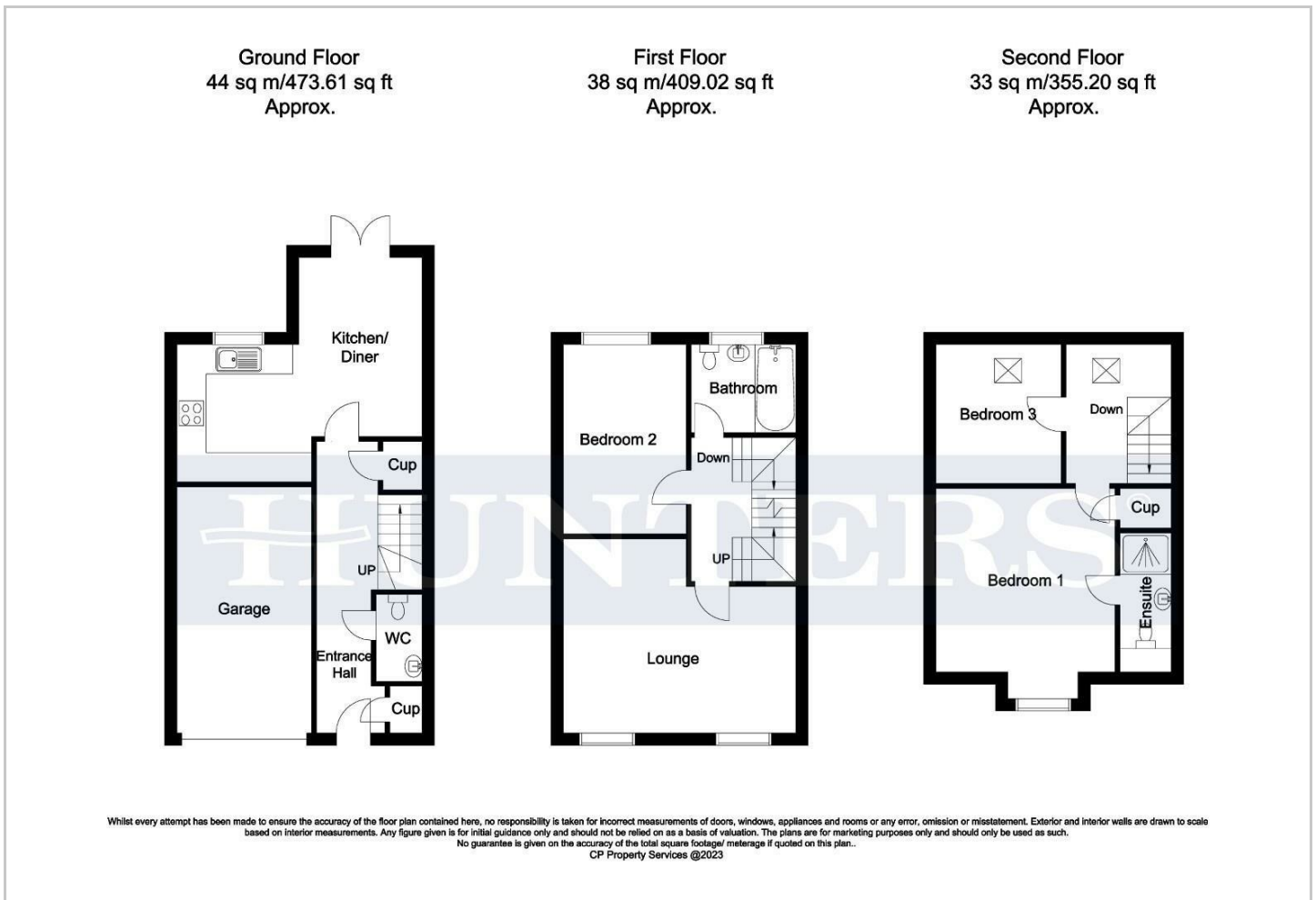
Hybrid Map



Terrain Map



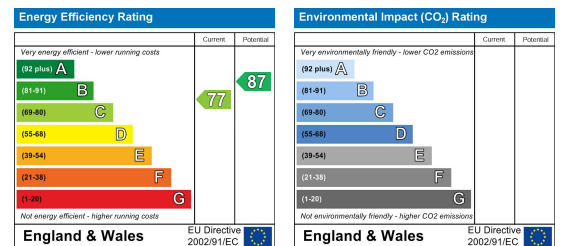
Floor Plan



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.