

HUNTERS®

HERE TO GET *you* THERE



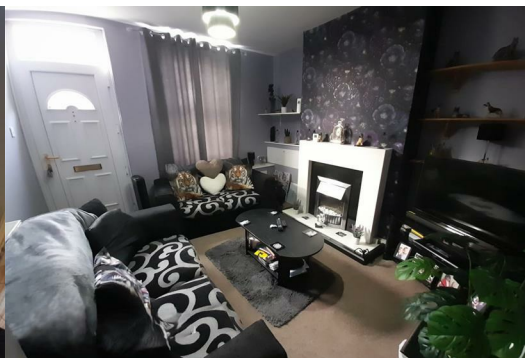
Wheeldon Street

Gainsborough, DN21 1BS

£62,500



We offer to the market with NO ONWARD CHAIN a mid terrace house with accommodation comprising Lounge, Kitchen Diner and downstairs Bathroom and to the first floor two double Bedrooms with w.c. and Attic Bedroom to the second floor.



ACCOMMODATION

uPVC double glazed entrance door leading into:

LOUNGE 11'10" x 11'4" (3.62 x 3.46)

uPVC double glazed window to the front elevation, radiator, fireplace with electric fire feature. Door giving access to:

INNER HALLWAY

Stairs rising to first floor accommodation, tiled flooring and door giving access to:

KITCHEN DINER 11'11" x 11'3" (3.65 x 3.45)

uPVC double glazed window to the rear elevation, gloss finished fitted kitchen comprising base, drawer, wall and larder units, complementary worksurface, sink and drainer with mixer tap over, provision for automatic washing machine, integrated electric oven, four ring gas hob with extractor over, integrated fridge and freezer, tiled flooring, radiator, access to understairs storage area. Doorway giving access to:

REAR HALLWAY

Double glazed entrance door and door giving access into:

BATHROOM 10'4" x 5'11" (3.17 x 1.81)

uPVC double glazed window to the rear elevation, four piece suite comprising w.c., pedestal wash hand basin, panel sided bath with splashback and separate single shower cubicle, radiator and tiled flooring.

FIRST FLOOR LANDING

Stairs rising to Attic Bedroom and doors giving access to:

BEDROOM ONE 11'11" x 11'5" (3.64 x 3.48)

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

W.C.

Suite comprising w.c. and hand basin.

BEDROOM TWO 11'10" x 10'2" (3.62 x 3.12)

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

ATTIC BEDROOM 11'5" x 9'3" to maximum dimensions (3.48 x 2.83 to maximum dimensions)

Double glazed velux window and radiator.

EXTERNALLY

The front of the property is accessed from the Street pathway and to the rear is an enclosed low maintenance yard with brick built storage area and gated access.

COUNCIL TAX

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

TENURE - FREEHOLD

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.

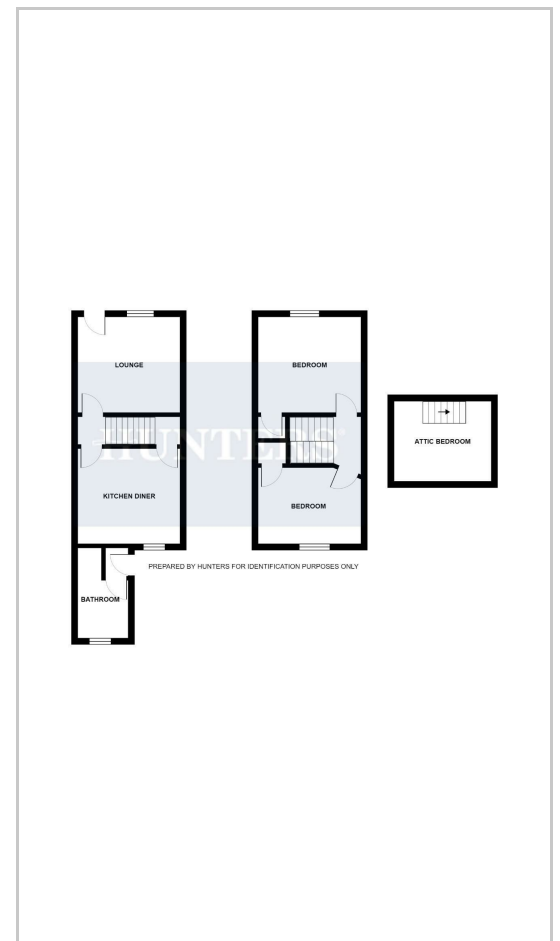
124 Trinity Street, Gainsborough, DN21 1JD

Tel: 01427 616118 Email: Gainsborough@hunters.com <https://www.hunters.com>

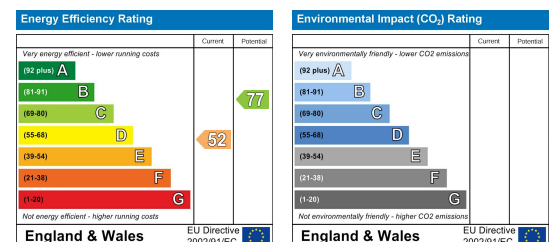
Area Map



Floor Plans



Energy Efficiency Graph



124 Trinity Street, Gainsborough, DN21 1JD

Tel: 01427 616118 Email: Gainsborough@hunters.com <https://www.hunters.com>