

HUNTERS[®]

HERE TO GET *you* THERE



Sandsfield Lane

Gainsborough, DN21 1DA

£99,950



Council Tax: A



36 Sandsfield Lane

Gainsborough, DN21 1DA

£99,950



ACCOMMODATION

Wooden entrance door leading into:

ENTRANCE HALLWAY

Window to the side elevation, radiator and stairs rising to first floor accommodation, laminate flooring and doors giving access to:

LOUNGE

12'6" x 12'2" (3.83 x 3.71)
uPVC double glazed bay window to the front elevation, radiator, coving to ceiling.

INNER HALLWAY

Doorway from Hallway. Radiator and door leading to:

DOWNSTAIRS W.C.

uPVC double glazed window to the rear elevation, w.c., hand basin with tiled splashback and radiator, tiled flooring.

L SHAPED KITCHEN DINER

12'6" x 21'9" to maximum dimensions (3.83 x 6.63 to maximum dimensions)

Door from Hallway.

uPVC double glazed windows to the rear and side elevation and uPVC double glazed door giving access out to the rear enclosed garden. Fitted kitchen comprising base, drawer and wall units with complementary work surface, stainless steel sink and drainer with mixer tap, integrated electric oven and four ring electric hob with extractor over, provision for automatic washing machine and space for fridge freezer, radiator and access to storage cupboard.

FIRST FLOOR LANDING

Stairs rising to second floor accommodation. Window to the side elevation. Doors giving access to:

BATHROOM

12'7" x 12'2" (3.84 x 3.71)
uPVC double glazed window to the rear elevation. Suite comprising w.c., pedestal wash hand basin with tiled splashback and roll top bath, separate shower cubicle. Door to Linen cupboard, radiator.

BEDROOM

12'6" x 12'2" (3.83 x 3.71)
uPVC double glazed window to the front elevation and radiator.

SECOND FLOOR LANDING

Doors giving access to:

BEDROOM

12'1" x 8'4" (3.69 x 2.55)
uPVC double glazed window to the rear elevation, radiator and eaves storage.

BEDROOM

12'1" x 8'3" (3.69 x 2.53)
uPVC double glazed window to the front elevation, radiator, loft access.

EXTERNALLY

To the front is a low maintenance walled garden with gated access, the enclosed rear garden is mainly set to lawn.

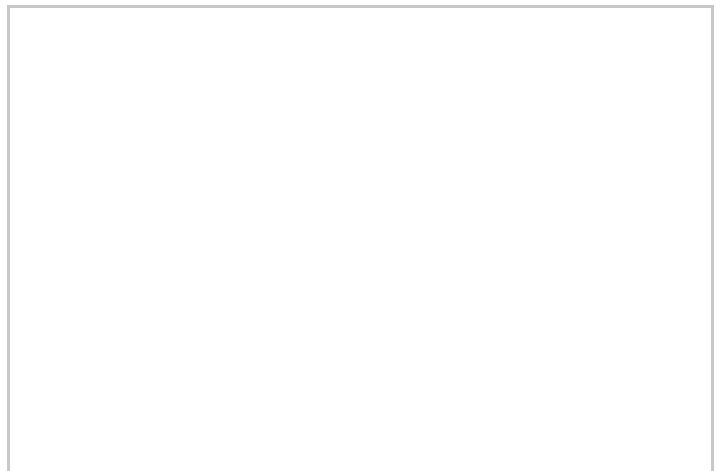
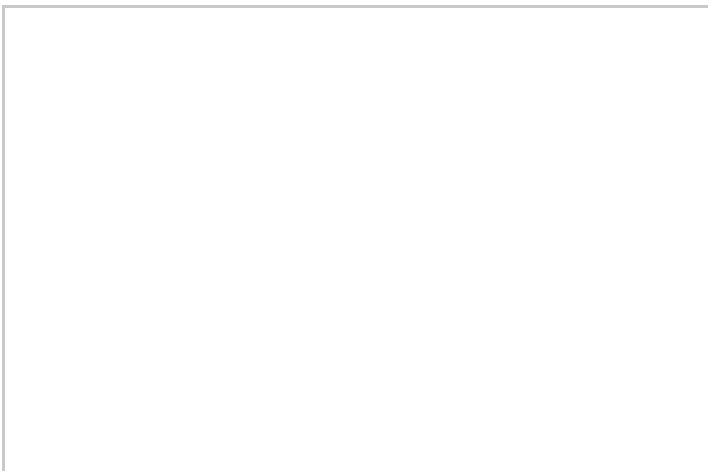
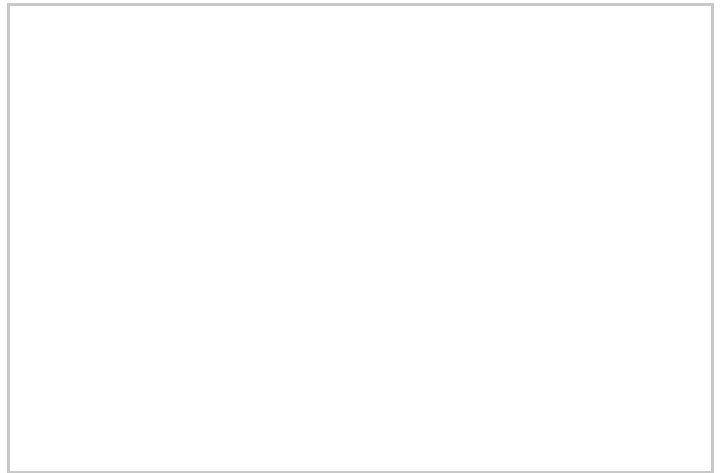
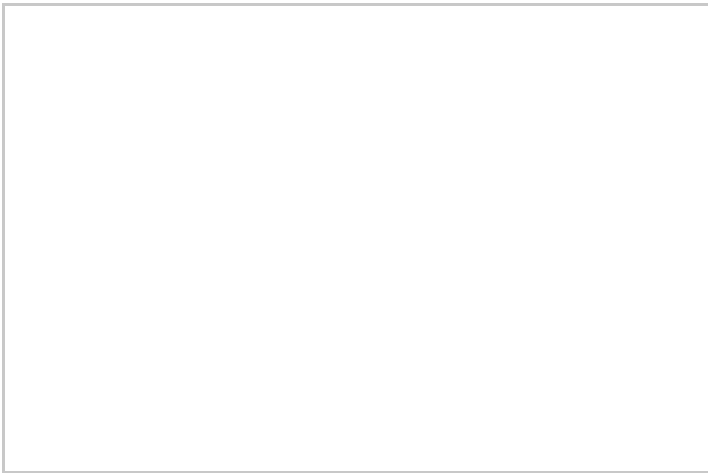
COUNCIL TAX

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

TENURE - FREEHOLD

AGENTS NOTE

The property is being sold with tenants in situ and currently achieving £595.00 per calendar month. Tenancy commenced 29th June 2024 through Hunters Estate Agents.



Road Map



Hybrid Map



Terrain Map



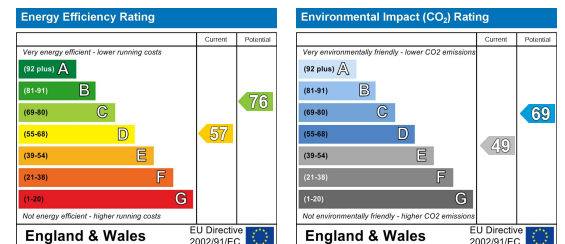
Floor Plan



Viewing

Please contact our Hunters Gainsborough Lettings Office on 01427616118 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.