

HUNTERS[®]

HERE TO GET *you* THERE



Highfield Close

Gainsborough, DN21 1RD

Asking Price £140,000



Council Tax: A



19 Highfield Close

Gainsborough, DN21 1RD

Asking Price £140,000



ACCOMMODATION

uPVC double glazed entrance door leading into

ENTRANCE HALLWAY

Tiled flooring, stairs rising to first floor accommodation and doors giving access to:

LOUNGE

17'10" x 11'11" (5.46 x 3.65)

uPVC double glazed windows to the front elevation and uPVC double glazed French doors to the rear elevation giving access out to the enclosed rear garden, two radiators, fireplace housing multifuel stove, exposed brick wall feature, wooden flooring, coving to ceiling.

KITCHEN DINER

17'10" x 13'6" to maximum dimensions (5.46 x 4.14 to maximum dimensions)

uPVC double glazed windows to both the front and rear elevation and uPVC double glazed entrance door to the rear elevation. Fitted kitchen comprising base and wall units with complementary work surface, tiled splashback, inset stainless steel sink and drainer with mixer tap, integrated electric oven and gas hob, provision for automatic washing machine, space for fridge freezer, breakfast bar, tiled flooring and radiator.

FIRST FLOOR LANDING

uPVC double glazed window to the rear elevation, loft access, storage cupboard housing the gas fired central heating boiler. Doors giving access to:

MASTER BEDROOM

11'11" x 10'4" (3.65 x 3.17)

uPVC double glazed window to the front elevation, radiator and fitted wardrobe, laminate flooring.

BEDROOM TWO

11'10" x 9'8" with recess into doorway (3.63 x 2.97 with recess into doorway)

uPVC double glazed window to the front elevation, radiator, laminate flooring.

BEDROOM THREE/DRESSING ROOM/OFFICE

8'11" x 7'11" (2.73 x 2.42)

uPVC double glazed window to the rear elevation, radiator and laminate flooring.

BATHROOM

5'8" x 4'11" (1.73 x 1.52)

uPVC double glazed window to the rear elevation, hand basin mounted in vanity unit, free standing bath, tiled walls, heated towel rail.

SEPARATE W.C.

uPVC double glazed window to the rear elevation, w.c. and hand basin.

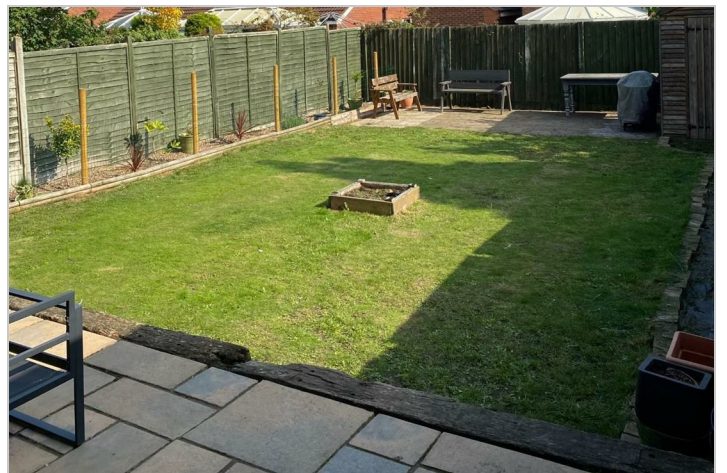
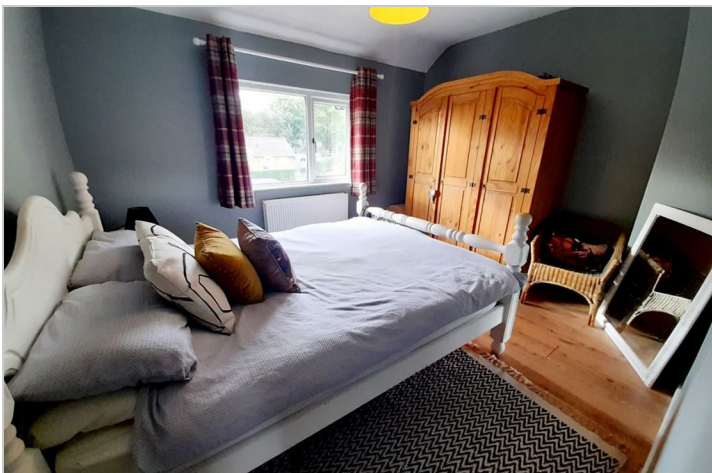
EXTERNALLY

To the front is a gated gravel driveway and off road parking for multiple vehicles. The front garden is mainly set to lawn with hedge lined borders and slabbed patio area to the front entrance doors. To the rear is an enclosed garden mainly set to lawn with block paved patio area and second patio area which is raised to the rear of the French doors and rear entrance door. Gravel border to one side and stepping stone pathway leading to the shed.

COUNCIL TAX

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

TENURE - FREEHOLD



Road Map



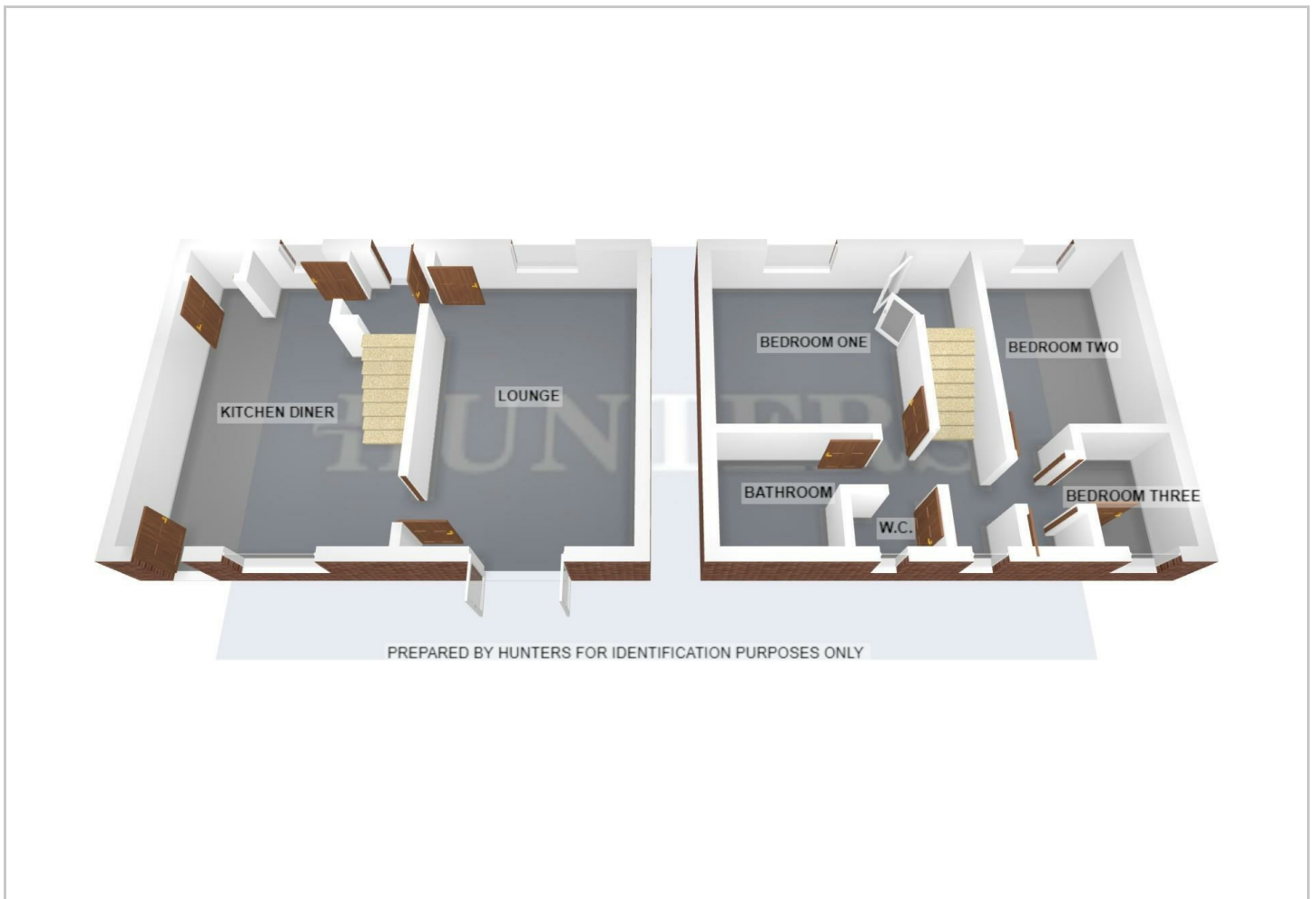
Hybrid Map



Terrain Map



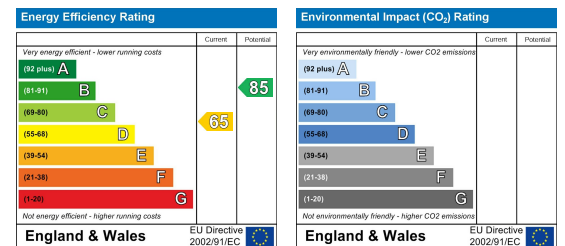
Floor Plan



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.