

HUNTERS[®]

HERE TO GET *you* THERE



Mill Crescent

Scotter, Gainsborough, DN21 3SE

£185,000



Council Tax: B



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ACCOMMODATION

uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY

Radiator, coving to ceiling, linen cupboard, loft access and doors giving access to:

LOUNGE

15'10" x 12'10" to maximum dimensions (4.84 x 3.93 to maximum dimensions)

uPVC double glazed window to the front and side elevations, radiator, marble fireplace and hearth with wood surround and electric fire feature, coving to ceiling.

KITCHEN DINER

11'8" x 11'2" to maximum dimensions (3.57 x 3.42 to maximum dimensions)

uPVC double glazed window to the side elevation and uPVC double glazed entrance door to the rear elevation leading out to the rear garden. Fitted kitchen comprising base, drawer and wall units with complementary work surface, tiled splashback, inset sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor over, provision for automatic washing machine and space for fridge freezer.

BEDROOM ONE

12'1" x 10'11" (3.69 x 3.35)

uPVC double glazed window to the front elevation, radiator and coving to ceiling.

BEDROOM TWO

11'3" x 8'9" (3.43 x 2.68)

uPVC double glazed window to the rear elevation, radiator and coving to ceiling.

BEDROOM THREE

8'1" x 6'10" (2.48 x 2.10)

uPVC double glazed window to the rear elevation, radiator and coving to ceiling.

BATHROOM

8'3" x 7'2" to maximum dimensions (2.52 x 2.20 to maximum dimensions)

uPVC double glazed window to the rear elevation, suite comprising w.c., hand basin mounted in vanity unit, corner jacuzzi style bath with electric shower over, part tiled walls and radiator.

EXTERNALLY

To the front is a hedge line low maintenance garden with pathways leading to the front entrance door and low maintenance gravel area with a variety of shrubs, bushes and flowering plants. The driveway allows off road parking for multiple vehicles and leads to the car port with single brick built Garage beyond, gate access leads you into the low maintenance enclosed rear garden with astroturf area, slabbed patio, low maintenance gravelled pathways and space for sheds.

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



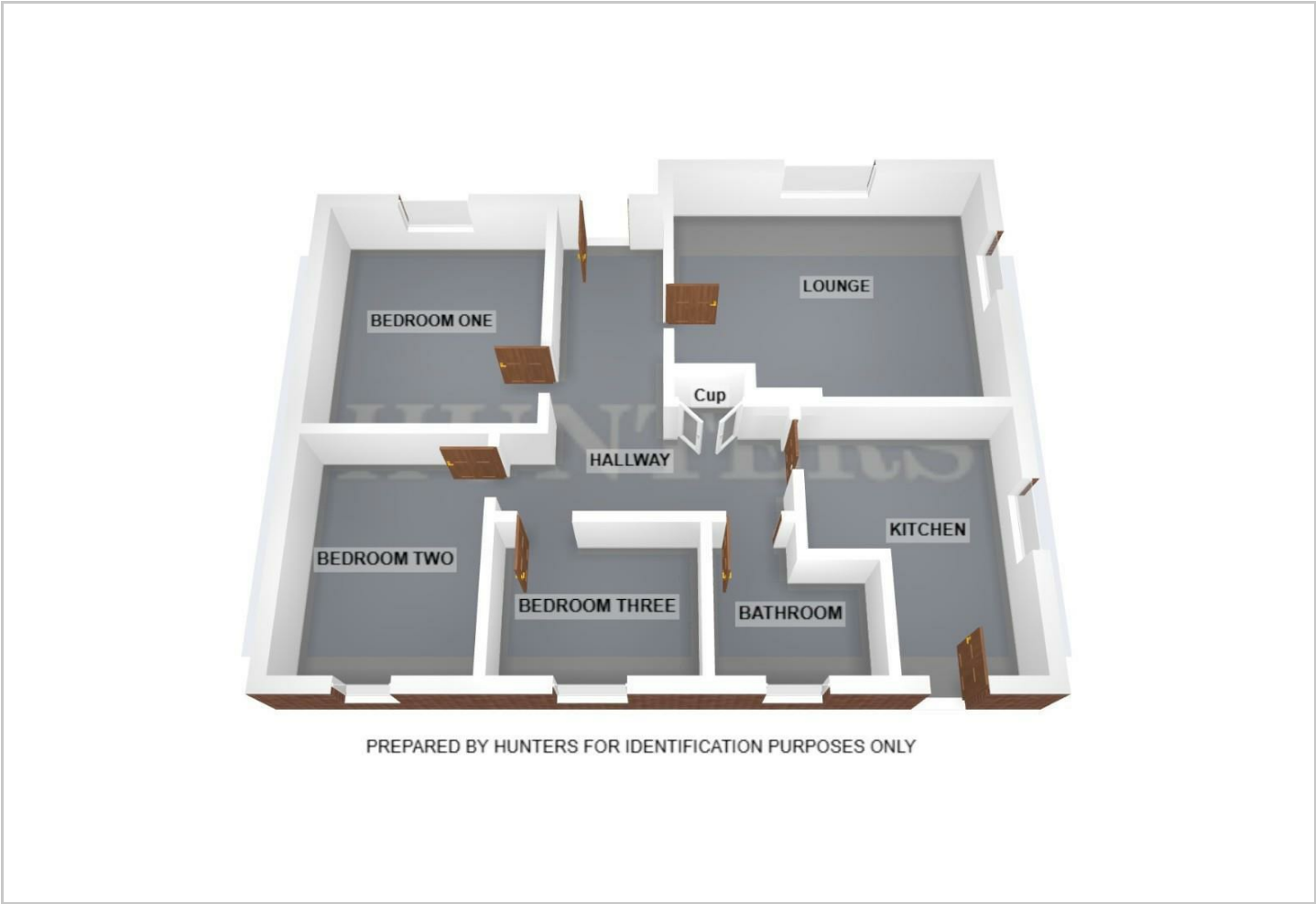
Hybrid Map



Terrain Map



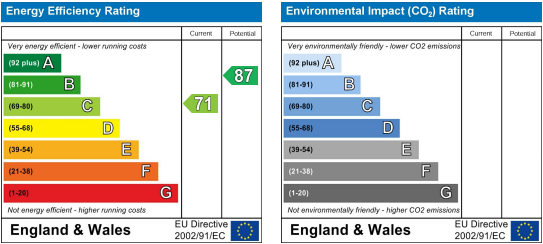
Floor Plan



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.