

HUNTERS[®]

HERE TO GET *you* THERE



Asquith Street

Gainsborough, DN21 2PQ

Asking Price £99,950



Council Tax: A



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ACCOMMODATION

uPVC double glazed entrance door leading into storm porch with tiled flooring and doorway giving access into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator, laminate flooring and door giving access into:

OPEN PLAN LOUNGE DINING ROOM

26'7" x 10'9" to maximum dimensions (8.11 x 3.30 to maximum dimensions)

uPVC double glazed bow window to the front elevation and uPVC double glazed window to the rear elevation, two radiators, marble effect fireplace and hearth with wood surround and open fronted gas fire, coving to ceiling, laminate to dining area, access to stairs, storage area and door giving access to:

KITCHEN

12'7" x 8'6" (3.86 x 2.61)

uPVC double glazed window to the side elevation, fitted kitchen comprising base, drawer, wall and larder units with complementary work surface, tiled splashbacks, inset stainless steel sink and drainer with mixer tap, integrated electric oven, four ring gas hob with extractor over, integrated fridge and freezer, provision for automatic washing machine, wall mounted gas fired central heating boiler, tiled flooring, radiator, coving to ceiling and inset spotlights. Doorway giving access to:

REAR HALLWAY

uPVC double glazed door to the side elevation, tiled flooring and door giving access to:

FAMILY BATHROOM

8'0" x 7'5" (2.45 x 2.28)

uPVC double glazed window to the side elevation, suite comprising w.c, pedestal wash hand basin, bath with shower over, tiled walls and flooring, radiator, chrome heated towel rail.

FIRST FLOOR LANDING

With loft access and doors giving access to:

MASTER BEDROOM

13'10" x 11'1" (4.23 x 3.39)

uPVC double glazed window to the front elevation, radiator, range of fitted furniture including wardrobes, drawer unit and shelves.

BEDROOM TWO

12'3" x 8'6" (3.75 x 2.60)

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

BEDROOM THREE

8'5" x 7'8" with recess into doorway (2.58 x 2.34 with recess into doorway)

uPVC double glazed window to the rear elevation and radiator.

SHOWER ROOM

5'8" x 4'6" (1.75 x 1.39)

uPVC double glazed window to the side elevation, suite comprising w.c., corner hand basin, double shower cubicle with electric shower, tiling to walls and flooring, chrome heated towel rail.

EXTERNALLY

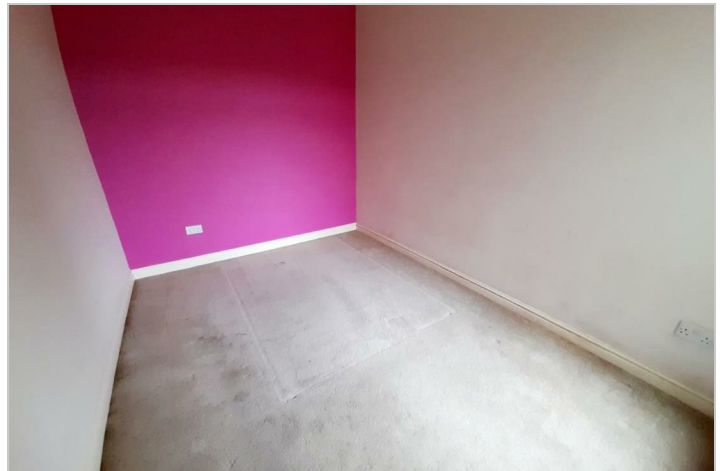
To the front is a low maintenance buffer garden with access to the front entrance door and passageway

leading to the enclosed garden with concrete area and garden beyond.

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



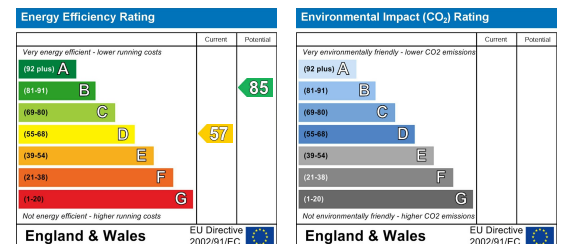
Floor Plan



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.