

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Brewster Road

Gainsborough, DN21 1ZA

£160,000



Council Tax: C



# 3 Brewster Road

Gainsborough, DN21 1ZA

£160,000



## ACCOMMODATION

Composite double glazed entrance door leading into:

## ENTRANCE HALLWAY

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

## LOUNGE

17'9" x 10'0" (5.43 x 3.06)

uPVC double glazed window to the front elevation and uPVC double glazed French doors to the rear elevation giving access out to the enclosed rear garden, two radiators.

## W.C.

5'5" x 3'0" (1.67 x 0.92)

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

## KITCHEN DINER

17'9" x 8'4" (5.42 x 2.56)

uPVC double glazed window to the front elevation and uPVC double glazed French doors to the rear elevation leading out to the garden. Fitted kitchen comprising base, drawer and wall units with complementary work surface, inset stainless steel sink and drainer, integrated electric oven, four ring gas hob with extractor over, integrated fridge and freezer, provision for automatic washing machine, radiator.

## FIRST FLOOR LANDING

uPVC double glazed window to the rear elevation, radiator, loft access and door giving access to linen cupboard, further doors giving access to:

## MASTER BEDROOM

11'3" x 10'2" (3.45 x 3.12)

uPVC double glazed window to the front elevation and radiator. Door giving access to:

## EN SUITE SHOWER ROOM

6'3" x 5'8" (1.91 x 1.75)

uPVC double glazed window to the front elevation, radiator, suite comprising w.c, pedestal wash hand basin with tiled splashback and corner shower cubicle.

## BEDROOM TWO

11'5" x 8'4" (3.49 x 2.56)

uPVC double glazed window to the front elevation and radiator.

## BEDROOM THREE

8'5" x 8'4" (2.58 x 2.56)

uPVC double glazed window to the rear elevation and radiator.

## FAMILY BATHROOM

6'10" x 6'2" (2.10 x 1.89)

uPVC double glazed window to the rear elevation, suite comprising w.c., pedestal wash hand basin, panel sided bath, part tiled walls and radiator.

## EXTERNALLY

To the front is a low maintenance buffer garden with pathway leading to the front entrance door. The driveway allows off road parking for vehicles and leads to the brick built single garage with up and over door, light and power. The enclosed rear garden is mainly set to lawn with slabbed patio area.



## COUNCIL TAX

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

## TENURE - LEASEHOLD

250 Years from 1 January 2008.

Ground rent £100.00 per annum. The ground rent increases every 10 years in accordance with the Private Sector Average Earnings Index.

Service Charge £157.85

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



Road Map



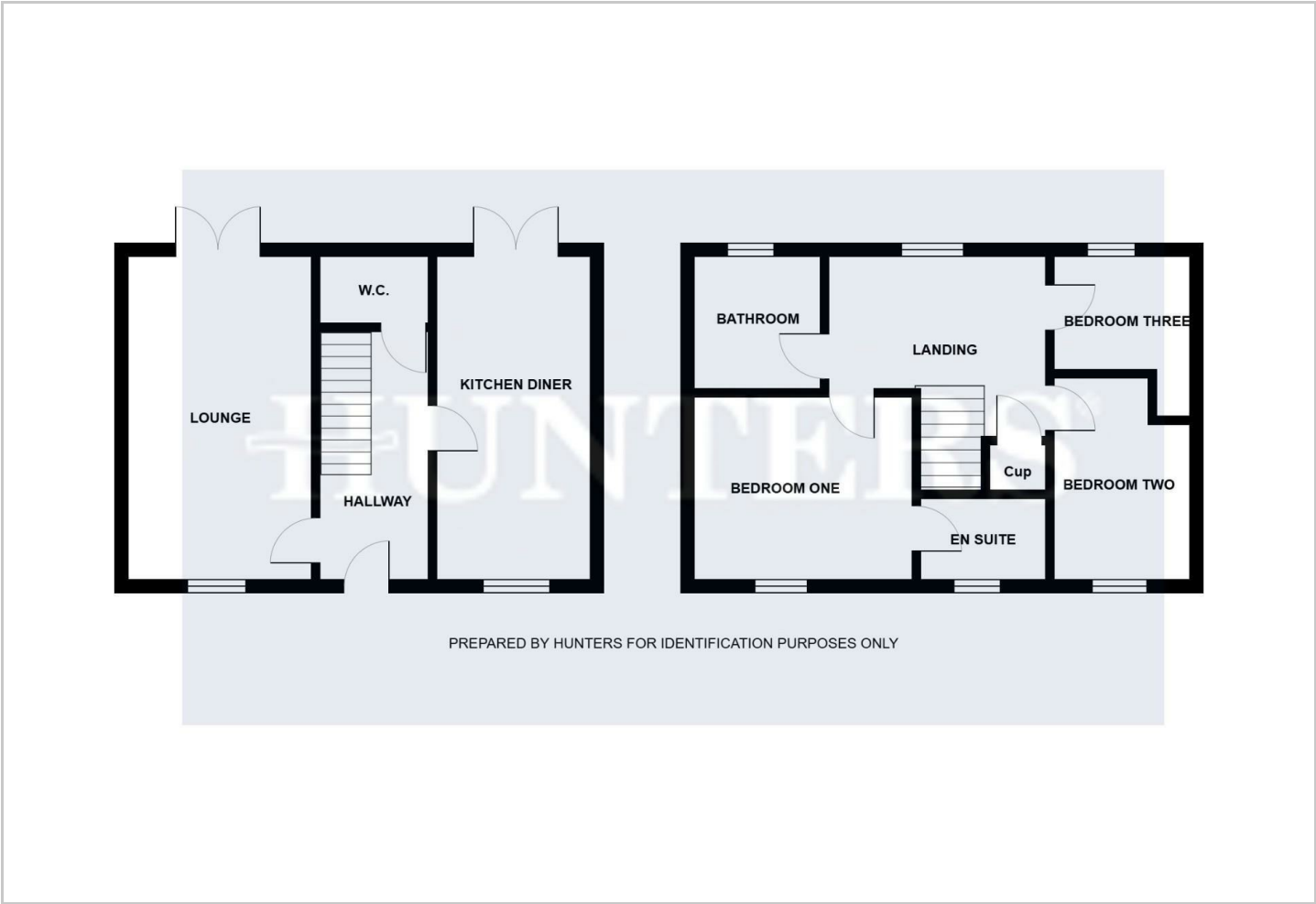
Hybrid Map



Terrain Map



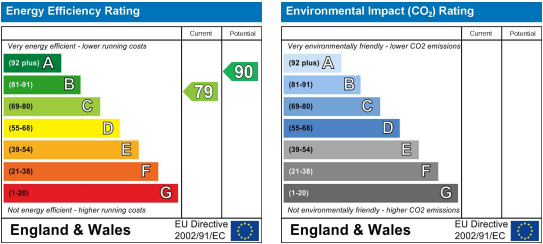
Floor Plan



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.