

HUNTERS®

HERE TO GET *you* THERE



Birchwood View

Gainsborough, DN21 1WA

£280,000



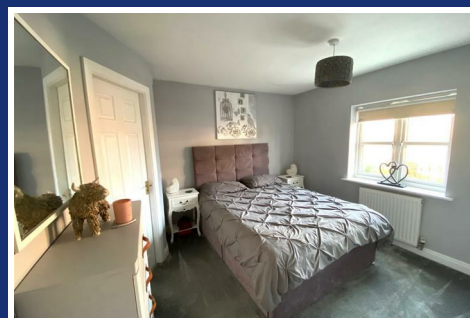
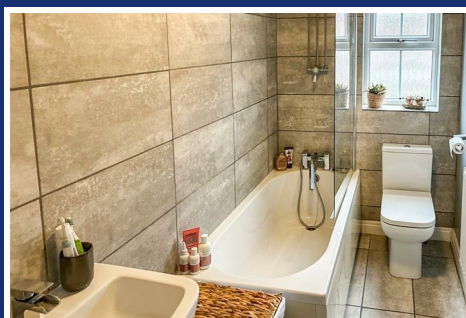
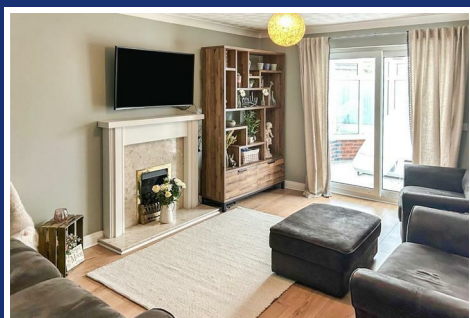
Council Tax: C



30 Birchwood View

Gainsborough, DN21 1WA

£280,000



ACCOMMODATION

uPVC double glazed entrance door leading into:

ENTRANCE HALLWAY

Tiled flooring, stairs rising to first floor accommodation, with cupboard under, radiator, thermostat control.

KITCHEN

11'11 x 9'9 (3.63m x 2.97m)

uPVC double glazed windows to the front elevation, fitted kitchen with wall and base units, tiled splashbacks, integrated double oven, integrated electric hob with extractor over, sink and drainer with mixer tap over, tiled flooring and radiator.

UTILITY

7'7 x 6'1 (2.31m x 1.85m)

Wall mounted gas fired Ideal Classic boiler, stainless steel sink and drainer with mixer tap over, plumbing and space for automatic washing machine, uPVC double glazed door leading to the garden, space for fridge freezer and radiator.

CLOAKROOM

6'2 x 3'0 (1.88m x 0.91m)

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

DINING ROOM

8'5 x 12'2 (2.57m x 3.71m)

Coving to ceiling, covered radiator, uPVC bay window to the front elevation.

LOUNGE

16'2 x 11'9 (4.93m x 3.58m)

Laminate flooring, coving to ceiling, fireplace and surround with gas fire feature, radiator.

CONSERVATORY

10'8 x 7'5 (3.25m x 2.26m)

Tiled flooring and uPVC double glazed patio doors leading out to the garden.

FIRST FLOOR LANDING

Laminate flooring, uPVC double glazed window to the rear elevation, loft hatch with loft ladder and lights, airing cupboard.

BEDROOM ONE

10'9 x 11'11 (3.28m x 3.63m)

uPVC double glazed window to the rear elevation, t.v. point and door giving access to:

EN SUITE

4'6 x 8'6 (1.37m x 2.59m)

Tiled flooring, three piece suite comprising w.c, wash hand basin and shower cubicle with rain forest shower head, uPVC double glazed window to the side elevation, heated towel rail, extractor.

BEDROOM TWO

7'6 x 8'2 (2.29m x 2.49m)

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

BEDROOM THREE

8'8 x 9'3 (2.64m x 2.82m)

uPVC double glazed window to the front elevation and radiator.

BEDROOM FOUR

7'8 x 8'6 (2.34m x 2.59m)

Two uPVC double glazed windows to the front elevation, laminate flooring and radiator.

BATHROOM

8'7 x 4'8 (2.62m x 1.42m)

Tiled flooring, radiator, uPVC double glazed window to the side elevation, three piece suite comprising pedestal wash hand basin, bath with shower over and w.c., extractor and tiling to the walls.

EXTERNALLY

The rear garden is fully enclosed with side gated access, mainly laid to lawn with patio seating areas, raised planters and planted shrubs. The front garden is mainly laid to lawn with planted borders and pathway leading to the front door.

GARAGE

Single garage with up and over door, power and light.

COUNCIL TAX

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

TENURE - FREEHOLD

AGENTS NOTE

Please note the hob tub is available for purchase under separate negotiation.

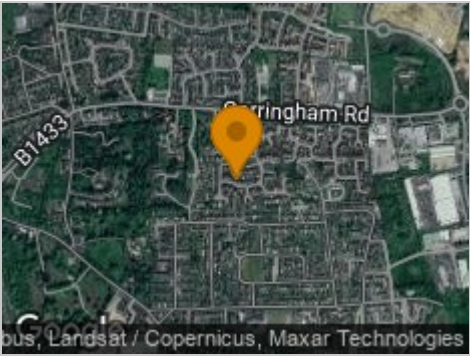
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property 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



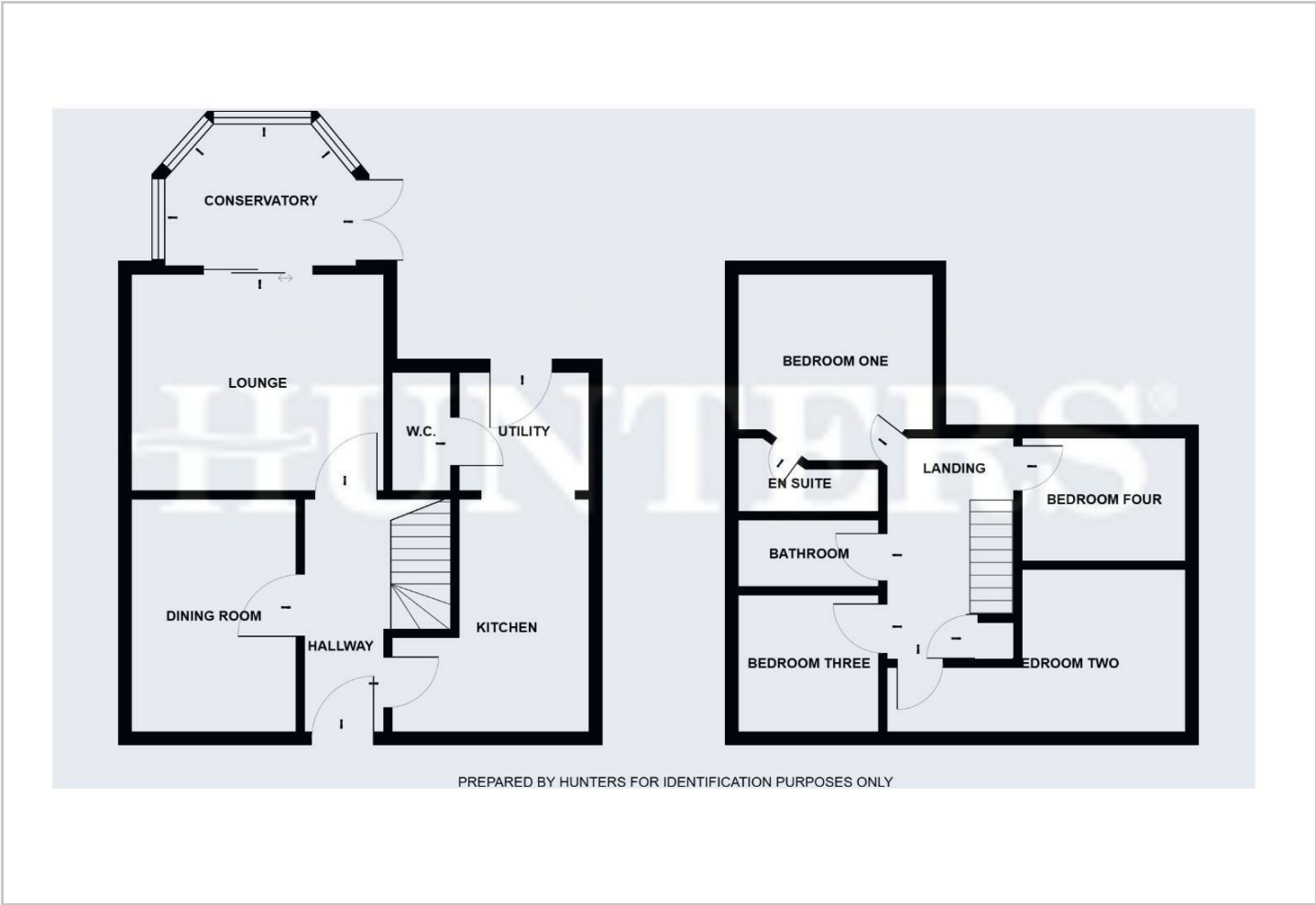
Hybrid Map



Terrain Map



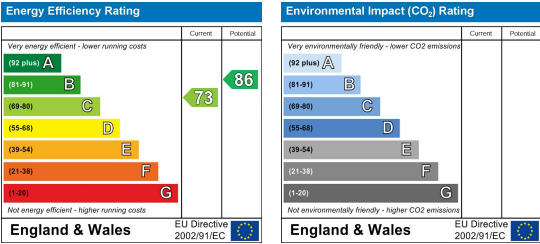
Floor Plan



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.