

# HUNTERS®

HERE TO GET *you* THERE



## Maypole Street

Hemswell, Gainsborough, DN21 5UL

£290,000



Council Tax: D





# Kirkdale Maypole Street

Hemswell, Gainsborough, DN21 5UL

£290,000



## ACCOMMODATION

Composite double glazed door leading into:

### ENTRANCE HALLWAY

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

### LOUNGE THROUGH DINING ROOM

29'7" x 11'11" (9.03m x 3.64m )

uPVC double glazed window to the front elevation and uPVC double glazed patio doors to the rear elevation, flooring continued from the Entrance Hallway, two radiators, stone painted fireplace with tiled hearth with open fire, second door giving access to the Entrance Hallway.

### DOWNSTAIRS BEDROOM

13'0" x 11'5" (3.97m x 3.50m )

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

### FAMILY BATHROOM

10'9" x 6'11" (3.29m x 2.11m )

uPVC double glazed window to the side elevation, suite comprising low level w.c., pedestal wash hand basin and panel sided bath with electric shower over, part tiled and part wood boarded walls, radiator and useful storage cupboard.

### DINING ROOM

13'4" x 8'5" (4.08m x 2.59m )

Currently used as an office.

uPVC double glazed window to the rear elevation, radiator and flooring continued from the entrance hallway.

## KITCHEN

9'11" x 9'10" (3.04m x 3.02m )

uPVC double glazed window to the rear elevation and uPVC double glazed entrance door to the rear elevation. Fitted kitchen comprising base and wall units with complementary work surface, tiled splashbacks, inset sink and drainer with mixer tap, space for range style cooker, fridge freezer and low level appliances, radiator and tiled flooring.

## FIRST FLOOR LANDING

With door giving access to loft storage area and addition doors giving access to:

### BEDROOM TWO

14'2" x 10'0" to maximum dimensions (4.32m x 3.06m to maximum dimensions)

uPVC double glazed windows to both the rear and side elevations and radiator.

### BEDROOM THREE

12'8" x 9'11" (3.88m x 3.04m )

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

### SEPARATE W.C.

6'1" x 4'3" (1.86m x 1.32m )

uPVC double glazed window to the side elevation, low level w.c., pedestal wash hand basin and part tiled walls.

## EXTERNALLY

To the front the garden is mainly laid to lawn with planted borders. The driveway allows off road parking with access to the attached Garage with up and over door, light and power and storage area. To the rear the enclosed garden is mainly set to lawn with planted borders and patio area.

Tel: 01427 616118

## COUNCIL TAX

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

## TENURE - FREEHOLD

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



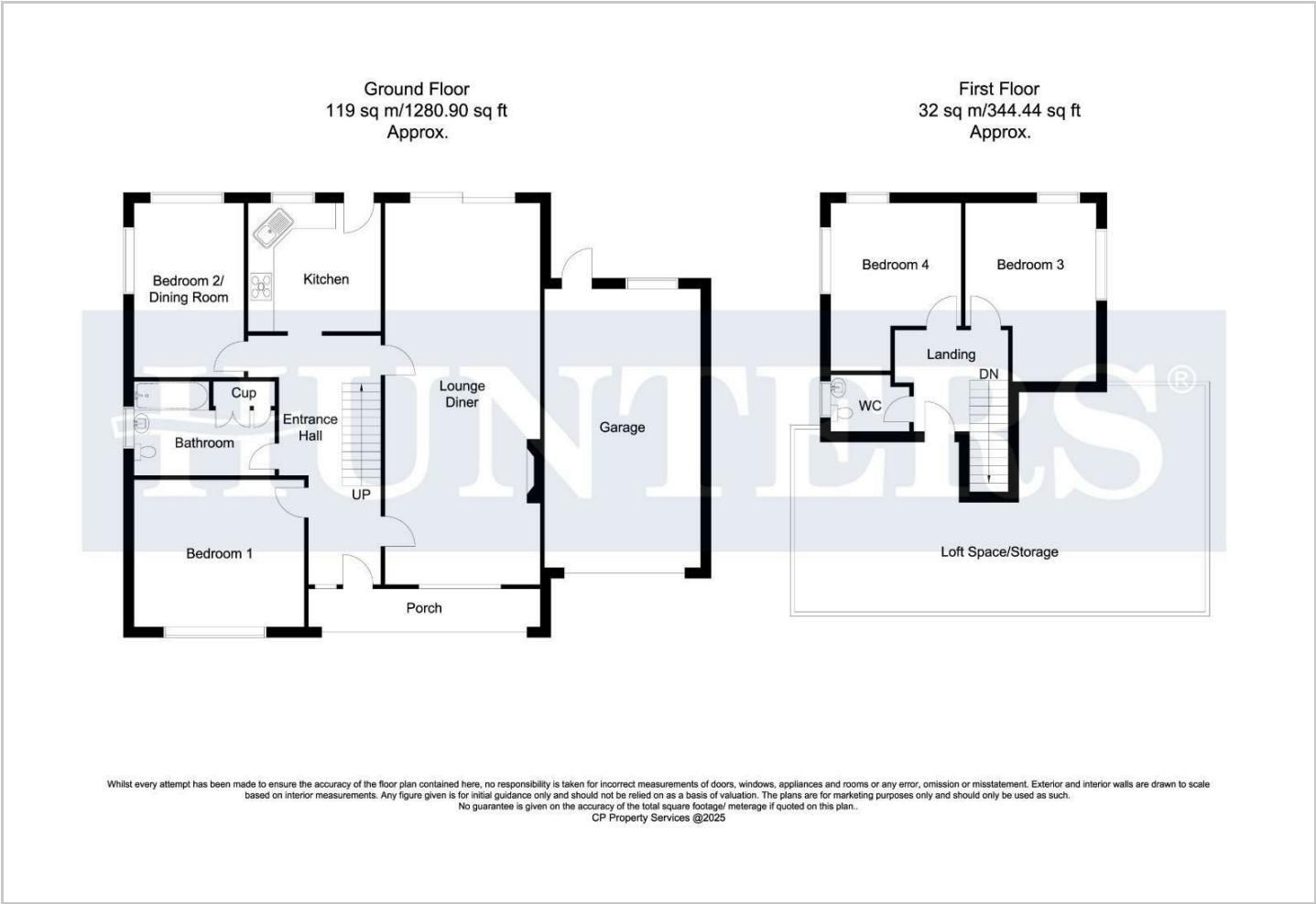
Hybrid Map



Terrain Map



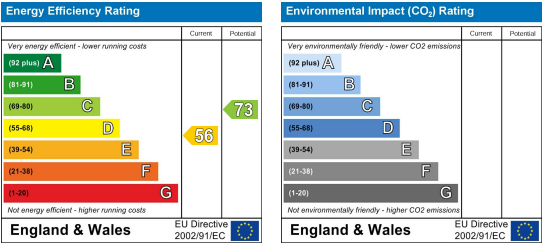
Floor Plan



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.